

ALL CELL PHONES AND ELECTRONIC DEVICES MUST BE TURNED OFF IN THE COUNCIL CHAMBERS

A G E N D A REEDLEY CITY COUNCIL MEETING

7:00 P.M.

TUESDAY, September 25, 2018

Meeting Held in the Council Chambers 845 "G" Street, Reedley, California

The Council Chambers are accessible to the physically disabled. Requests for additional accommodations for the disabled, including auxiliary aids or services, should be made one week prior to the meeting by contacting the City Clerk at 637-4200 ext. 212.

Any document that is a public record and provided to a majority of the City Council regarding an open session item on the agenda will be made available for public inspection at City Hall, in the City Clerk's office, during normal business hours. In addition, such documents may be posted on the City's website.

Unless otherwise required by law to be accepted by the City at or prior to a Council meeting or hearing, no documents shall be accepted for Council review unless they are first submitted to the City Clerk by the close of business one day prior to said Council meeting/hearing at which the Council will consider the item to which the documents relate, pursuant to the adopted City Council Protocols.

City of Reedley's Internet Address is www.reedley.ca.gov

Anita Betancourt, Mayor

Frank Piñon, Mayor Pro Tem Mary Fast, Council Member

Robert Beck, Council Member Ray Soleno, Council Member

MEETING CALLED TO ORDER

INVOCATION - Matt Harder, Pastor at Reedley Mennonite Brethren Church

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA APPROVAL – ADDITIONS AND/OR DELETIONS

PRESENTATIONS

- 1. PINK PATCH PROJECT Reedley Police Department
- 2. INTRODUCTION OF BLANCA SANTANA, COACH OF THE YEAR Community Services
- 3. FIRE PREVENTION WEEK PROCLAMATION Fire Department

PUBLIC COMMENT – Provides an opportunity for members of the public to address the City Council on items of interest to the public within the Council's jurisdiction and which are not already on the agenda this evening. It is the policy of the Council not to answer questions impromptu. Concerns or complaints will be referred to the City Manager's office. Speakers should limit their comments to not more than three (3) minutes. No more than ten (10) minutes per issue will be allowed. For items which are on the agenda this evening, members of the public will be provided an opportunity to address the Council as each item is brought up for discussion.

NOTICE TO PUBLIC

CONSENT AGENDA items are considered routine in nature and voted upon as one item. Under a CONSENT AGENDA category, a recommended course of action for each item is made. Any Council Member may remove any item from the CONSENT AGENDA in order to discuss and/or change the recommended Course of action, and the Council can approve the remainder of the CONSENT AGENDA. A Council Member's vote in favor of the CONSENT AGENDA is considered and recorded as a separate affirmative vote in favor of each action listed. Motions in favor of the CONSENT AGENDA are deemed to include a motion to waive the full reading of any ordinance on the CONSENT AGENDA. For adoption of ordinances, only those that have received a unanimous vote upon introduction are considered CONSENT items.

CONSENT	AGENDA	(Item	4-7)
		1	,

Motion 2 nd

- 4. ADOPTION OF ORDINANCE 2018-005, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY ADDING CHAPTER 13 OF TITLE 5 AND AMENDING SECTIONS 10-6A-3, 10-6B-2, 10-6C-2, 10-15-11, 10-25-3 AND 10-25-4 OF THE REEDLEY MUNICIPAL CODE PERTAINING TO MARIJUANA. – (City Manager) Staff Recommendation: Approve
- 5. APPROVAL OF ITEMS PERTAINING TO PROPERTY PROCUREMENT AND DESIGN AND ENGINEERING SERVICES FOR TCP TREATMENT FACILITIES AT MUNICIPAL WATER WELLS 12, 13, AND 14 FOR FISCAL YEAR 2018-2019.
 - A. APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE A REAL ESTATE SALES AGREEMENT TO PROCURE PROPERTY LOCATED AT 1148 11TH STREET IN REEDLEY FOR WATER TREATMENT FACILITIES FOR MUNICIPAL WATER WELLS 12 AND 5.
 - B. ADOPT RESOLUTION NO. 2018-080 AMENDING THE 2018-2019 ADOPTED BUDGET TO APPROPRIATE \$68,000 FOR THE PROCUREMENT OF PROPERTY FOR TCP TREATMENT FACILITIES FOR WATER WELLS 12 AND 5 FROM THE GROUNDWATER TREATMENT FUND.

C. ADOPT RESOLUTION NO. 2018-081 AMENDING THE 2018-2019 ADOPTED BUDGET TO RE-APPROPRIATE UNUSED 2017-2018 FUNDS IN THE AMOUNT OF \$349,192 FOR DESIGN AND ENGINEERING SERVICES FOR TCP TREATMENT FACILITIES FOR WATER WELLS 14, 13, AND 12 FROM THE GROUNDWATER TREATMENT FUND.

(Public Works)

Staff Recommendation: Approve

6. ADOPT RESOLUTION NO. 2018-082 TO INITIATE PROCEEDINGS FOR THE ANNEXATION OF TENTATIVE TRACT MAP NO. 6206 ALMOND GROVE (APN 365-131-21) INTO THE CITY OF REEDLEY'S LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1. – (Engineering)

Staff Recommendation: Approve

7. APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE AMENDMENT #1 TO A PROFESSIONAL SERVICES CONTRACT WITH CALSTART, INC. AND THE CITY OF MENDOTA FOR COORDINATION, OUTREACH, AND SUPPORT SERVICES FOR THE SUSTAINABLE AVIATION PROJECT. – (Administrative Services)

Staff Recommendation: Approve

PUBLIC HEARING

ORDINANCES - With respect to the approval of ordinances, the reading of the title thereto shall be deemed a motion to waive a reading of the complete ordinance and unless there is a request by a Council Member that the ordinance be read in full, further reading of the ordinance shall be deemed waived by unanimous consent of the Council.

- 8. INTRODUCTION AND FIRST READING OF ORDINANCE NO. 2018-006, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY APPROVING CHANGE OF ZONE APPLICATION NO. 2018-2 AND AUTHORIZING THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF REEDLEY. Report, discussion and/or other Council action to approve, modify, and/or take other action as appropriate. (Community Development)
- 9. INTRODUCTION AND FIRST READING OF ORDINANCE NO. 2018-007, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY APPROVING CHANGE OF ZONE APPLICATION NO. 2018-3 AND AUTHORIZING THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF REEDLEY. — Report, discussion and/or other Council action to approve, modify, and/or take other action as appropriate. (Community Development)

Staff Recommendation: Approve

10.ADOPT RESOLUTION NO. 2018-076 APPROVING AND AUTHORIZING THE SUBMITTAL OF A COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION FOR PROGRAM YEAR 2019-2020 TO THE COUNTY OF FRESNO. – Report, discussion and/or other Council action to approve, modify, and/or take other action as appropriate. (Engineering)

Staff Recommendation: Approve

ADMINISTRATIVE BUSINESS

- 11.APPROVAL OF ITEMS PERTAINING TO A SUCCESSOR MEMORANDUM OF UNDERSTANDING WITH THE REEDLEY POLICE OFFICERS ASSOCIATION.
 - A. APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE A TWO YEAR MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF REEDLEY AND THE REEDLEY POLICE OFFICERS ASSOCIATION.
 - B. ADOPT RESOLUTION NO. 2018-075 OF THE CITY COUNCIL OF THE CITY OF REEDLEY ADOPTING MASTER SALARY TABLES FOR ALL EMPLOYEES OF THE CITY OF REEDLEY.

Report, discussion and/or other Council action to approve, modify, and/or take other action as appropriate. (Administrative Services)

Staff Recommendation: Approve

RECEIVE INFORMATION & REPORTS

These items are formal transmittals of information to the Reedley City Council. They are not voted upon by the Reedley City Council. Members of the public who have questions on these items are suggested to call City staff members during regular business hours.

12. MINUTES OF THE REGULAR MEETING OF THE REEDLEY PLANNING COMMISSION.

— Community Development

COUNCIL REPORTS

13. BRIEF REPORT BY COUNCIL MEMBERS ON CITY RELATED ACTIVITIES AS AUTHORIZED BY THE BROWN ACT AND REQUESTS FOR FUTURE AGENDA ITEMS.

STAFF REPORTS

14. UPDATES AND/OR REPORTS BY CITY MANAGER AND/OR STAFF MEMBERS.

ADJOURNMENT

Dates to Remember:

October 9, 2018 – Regular Council Meeting October 23, 2018 – Regular Council Meeting

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing revised agenda was posted in accordance with the applicable legal requirements. Dated this 20th day of September 2018.

Sylvia B. Plata, City Clerk

PROCLAMATION OF THE CITY OF REEDLEY



IN ACKNOWLEDGEMENT OF FIRE PREVENTION WEEK OCTOBER 7 - 13, 2018.

WHEREAS, the city of Reedley, CA is committed to ensuring the safety and security of all those living in and visiting Reedley; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, home fires killed 2,735 people in the United States in 2016, according to the National Fire Protection Association (NFPA), and fire departments in the United States responded to 352,000 home fires; and

WHEREAS, the majority of U.S. fire deaths (4 out of 5) occur at home each year; and

WHEREAS, the fire death rate per 1000 home fires reported to U.S. fire departments was 10 percent higher in 2016 than in 1980; and

WHEREAS, Reedley's residents should identify places in their home where fires can start and eliminate those hazards; and

WHEREAS, working smoke alarms cut the risk of dying in reported home fires in half; and

WHEREAS, Reedley's residents should install smoke alarms in every sleeping room, outside each separate sleeping area, and on every level of the home; and

WHEREAS, Reedley's residents should listen for the sound of the smoke alarm and when it sounds respond by going outside immediately to the designated meeting place;

WHEREAS Reedley's residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

WHEREAS, Reedley's first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

WHEREAS, Reedley's residents are responsive to public education measures and are able to take action to increase their safety from fire, especially in their homes; and

WHEREAS, the 2018 Fire Prevention Week theme, "Look. Listen. Learn. Be aware – fire can happen anywhere™" effectively serves to remind us that we need to take personal steps to increase our safety from fire.

THEREFORE, I Anita Betancourt, Mayor of Reedley do hereby proclaim October 7-13, 2018, as Fire Prevention Week throughout this city, and I urge all the people of Reedley to be aware of their surroundings, look for available ways out in the event of a fire or other emergency, respond when the smoke alarm sounds by exiting the building immediately, and to support and participate in the many public safety activities and efforts of Reedley's fire and emergency services during Fire Prevention Week 2018.

DATED:

September 25, 2018

Anita Betancourt, Mayor

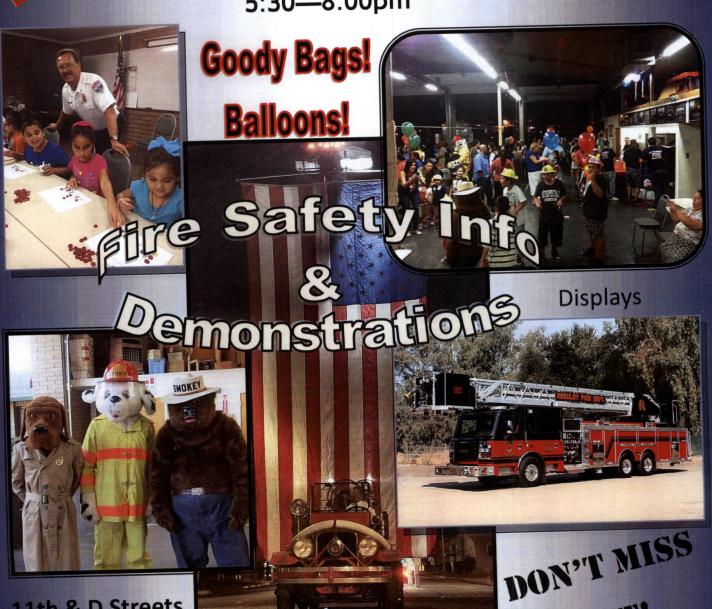
Item # 3 9.25-18

Please join us!

19th Annual Reedley Fire Department

Open House

Thursday, October 11th 5:30-8:00pm



11th & D Streets

Meet the Firefighters



REEDLEY CITY COUNCIL

ITEM NO:

\boxtimes	Consent Calendar
	Regular Item
	Workshop
	Closed Session
	Public Hearing

DATE:

September 25, 2018

TITLE:

ADOPTION OF ORDINANCE 2018-005, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY ADDING CHAPTER 13 OF TITLE 5

AND AMENDING SECTIONS 10-6A-3, 10-6B-2, 10-6C-2, 10-15-11, 10-25-3 AND 10-25-4 OF THE REEDLEY MUNICIPAL CODE PERTAINING TO

MARIJUANA.

SUBMITTED: Sylvia B. Plata AP

City Clerk

APPROVED: Nicole R. Zieba

City Manager

RECOMMENDATION

Staff recommends adoption of Ordinance no. 2018-005, adding Chapter 13 of Title 5 and amending sections 10-6A-3, 10-6B-2, 10-6C-2, 10-15-11, 10-25-3 and 10-25-4 of the Reedley Municipal Code pertaining to marijuana.

BACKGROUND

The Measure G ordinance, although lawfully adopted on 11/7/2007 and effective since that time was never codified in Title 5, Chapter 11 of the Municipal Code. Thereafter, in 2009, the City Council adopted the first ordinance governing medical marijuana in the City of Reedley. Because the Measure G ordinance was not codified when it was adopted, the medical marijuana ordinance was placed in Title 5, Chapter 11 of the Municipal Code. The medical marijuana ordinance went through subsequent amendments over the years to keep up with the ever-changing state laws, and now regulates all marijuana (not only medical marijuana) in the City of Reedley. It was recently discovered that the Measure G ordinance was not codified in the Municipal Code, and that both the Measure G ordinance and the marijuana ordinance were each adopted to be located in Chapter 11 of Title 5 of the Municipal Code. Because Measure G was adopted first and should have been codified, the marijuana ordinance needs to be relocated to the next available Chapter of Title 5. The new Graffiti Abatement ordinance was adopted in 2016 and is located in Chapter 12 of Title 5. So, the marijuana ordinance will be relocated to Chapter 13 of Title 5. No substantive changes are being made to the marijuana regulations. Other references to the marijuana regulations throughout the Municipal Code are also being updated accordingly.

On September 11, 2018, Council received the introduction of Ordinance 2018-005 and the public was provided the opportunity for comment. Council unanimously voted in favor of the proposed ordinance with the direction to publish a pre-summary notice in the newspaper of general circulation. The notice is scheduled to be published in the Reedley Exponent in the September 20, 2018 edition and will be codified if approved.

FISCAL IMPACT

No fiscal impact.

ATTACHMENTS

Ordinance no. 2018-005

Motion:	Second:	

ORDINANCE NO. 2018-005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY ADDING CHAPTER 13 OF TITLE 5 AND AMENDING SECTIONS 10-6A-3, 10-6B-2, 10-6C-2, 10-15-11, 10-25-3 AND 10-25-4 OF THE REEDLEY MUNICIPAL CODE PERTAINING TO MARIJUANA

THE CITY COUNCIL OF THE CITY OF REEDLEY DOES ORDAIN AS FOLLOWS:

Section 1. Purpose of Ordinance.

This Ordinance is an administrative reorganization of the Reedley Municipal Code and is not intended to and shall not impact the applicability or enforceability of any provisions or regulations herein.

Section 2. Addition of Chapter 13 to Title 5 of the Reedley Municipal Code.

Chapter 13 of Title 5 is hereby added to the Reedley Municipal Code to read as follows:

Chapter 13

MARIJUANA

Sections:	
5-13-1:	Purpose and Intent.
5-13-2:	Definitions.
5-13-3:	Personal Cultivation and Personal Use Generally Prohibited.
5-13-4;	Regulations Applicable to the Cultivation of Medical Marijuana.
5-13-5:	Regulations Applicable to the Cultivation of Recreational Marijuana.
5-13-6:	Regulations Applicable to Commercial Marijuana Operations, Dispensaries, and Deliveries.
5-13-7:	Regulations Applicable to the Consumption of Marijuana.
5-13-8:	Public Nuisance.
5-13-9:	Penalties and Enforcement.
5-13-10:	Severability.
5-13-11:	Judicial Review.

5-13-1: Purpose and intent.

It is the purpose and intent of this Chapter to promote the health, safety, morals, and general welfare of the residents and businesses within the City by regulating the cultivation, processing, extraction, manufacturing, testing, storing, distribution, transportation, delivery, sale, and consumption of marijuana, whether for medical purposes or recreational or adult use as currently allowed under State law.

5-13-2: Definitions.

For purposes of this Chapter, the following definitions shall apply:

- (a) "Act" means the Medical Marijuana Regulation and Safety Act, now called the Medical Cannabis Regulation and Safety Act ("MCRSA"), including implementing regulations, as the Act and implementing regulations may be amended from time to time. The terms Act, MCRSA, Medical Marijuana Regulation and Safety Act, Medical Cannabis Regulation and Safety Act, may be used interchangeably, but shall have the same meaning.
- (b) "AUMA" means the Control, Regulate and Tax Adult Use of Marijuana Act approved by California voters as Proposition 64 on November 8, 2016.
- (c) "Cannabis" or "marijuana" shall have the meaning set forth in California Business and Professions Code section 26001, as that section may be amended from time to time. Cannabis and marijuana may be used interchangeably, but shall have the same meaning.
- (d) "Collective or cooperative cultivation" means the association within California of qualified patients, persons with valid identification cards, and designated primary care givers to cultivate marijuana for medical purposes as may be allowed under the Compassionate Use Act, the Medical Marijuana Program Act, or the California Medical Cannabis Regulation and Safety Act adopted on October 9, 2015 with legislative bills AB 243, AB 266, and SB 643.
- (e) "Commercial marijuana operation" means any commercial cannabis activity as set forth in California Business and Professions Code section 26001(k), as that section may be amended from time to time, and allowed under the Act, and all uses permitted under any subsequently enacted State law pertaining to the same or similar uses for adult use cannabis.
- (f) "Cultivation" shall be defined in accordance with the AUMA, the MCRSA, the MAUCRSA, Business and Professions Code Section 26001, as that section may be amended from time to time, and other applicable state laws.
- (g) "Cultivation Area" means a fully enclosed and secure area within a private residence or accessory structure to a private residence that is located on the same parcel as the private residence that is used for Personal Cultivation, and which has a complete and solid roof supported by connecting walls extending from the ground to the roof which is secure against unauthorized entry, is not accessible by minors, provides complete visual screening, and is accessible only through one or more lockable points of entry.
- (h) "Delivery" shall have the same meaning set forth in California Business and Professions Code section 26001(p), as that section may be amended from time to time, and includes the commercial transfer of cannabis, medicinal cannabis, or cannabis products to a customer, as well as the use of any technology platform that enables any person to arrange for or facilitate the transfer.

- (i) "Marijuana dispensary" or "dispensary" means any facility, establishment, or location, whether fixed or mobile, and any building or structure, where cannabis is made available to, distributed by, or distributed to more than two (2) persons.
- (j) "Marijuana products" means cannabis that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated cannabis, or an edible or topical product containing cannabis or concentrated cannabis and other ingredients. "Marijuana products" includes the definition of "cannabis products" and may be used interchangeably, but shall have the same meaning.
- (k) MAUCRSA means the Medicinal and Adult-Use Cannabis Regulation and Safety Act found in Business and Professions Code Sections 2600, et seq.
- (l) "Medical marijuana or medical marijuana use" means the use of cannabis for medical or medicinal purposes as set forth in the Compassionate Use Act and the Medical Marijuana Program Act, California Health and Safety Code sections 11362.5 and 11362.7 et seq.
- (m) "Personal Cultivation" means the personal non-commercial cultivation of cannabis by an individual 21 years of age or older for Personal Use in a proper Cultivation Area. Personal Cultivation shall include the non-commercial actions of planting, growing, harvesting, drying and processing cannabis for Personal Use. All Personal Cultivation shall be subject to the regulations imposed by the AUMA and this Code.
- (n) "Personal Cultivation Permit" means a City permit to cultivate cannabis for Personal Use pursuant to the terms and conditions of this Chapter and the conditions of approval for the permit.
- (o) "Personal Cultivation Permittee" means an applicant who has applied for and has been issued a Personal Cultivation Permit by the City pursuant to the terms and conditions of this Chapter.
- (p) "Personal Use" or "Adult Use" means the smoking, consumption, or ingestion of cannabis or cannabis products by an individual 21 years of age or older. Personal Use and adult use may be used interchangeably, but shall have the same meaning, and includes cannabis consumption by means of vaporizers and electronic cigarettes.
- (q) "Private Residence" means a house, apartment unit, condominium, mobile home or similar dwelling.
- (r) "Recreational marijuana" or "recreational marijuana use" or "adult use" means all uses of cannabis not included within the definition of medical marijuana use. Recreational and adult use may be used interchangeably, but shall have the same meaning.

5-13-3: Personal Cultivation and Personal Use Generally Prohibited.

All Personal Cultivation and Personal Use of cannabis within the City is prohibited except as expressly permitted by this Chapter.

5-13-4: Regulations applicable to the cultivation of medical marijuana.

To the extent that the City is required to allow the cultivation of medical marijuana under State law, the rules set forth herein shall apply. Nothing in this section shall be interpreted to permit commercial marijuana operations or marijuana dispensaries otherwise prohibited by this chapter.

- (a) Personal Use Cultivation. An individual qualified patient or person with an identification card shall be allowed to cultivate medical marijuana within his/her private residence, in an attached garage, or in an accessory building if the property is detached single family residential. The cultivation of medical marijuana outdoors is prohibited. A primary caregiver mayshall only cultivate medical marijuana at the residence of a qualified patient or person with an identification card for whom he/she is the primary caregiver. Medical marijuana cultivation for personal use shall be subject to the following requirements:
 - (1) Area. The medical marijuana cultivation area shall not exceed twenty-four (24) square feet measured by the canopy and not exceed eight feet (8') in height per residence. This limit applies regardless of the number of qualified patients or persons with an identification card residing in the residence. The cultivation area shall be a single designated area.
 - (2) <u>Lighting</u>. Medical marijuana cultivation lighting shall not exceed a total of 1200 watts.
 - (3) <u>Building Code Requirements</u>. Any alterations or additions to the residence, including garages and accessory buildings, shall be subject to applicable building and fire codes, including plumbing and electrical, and all applicable zoning codes, including lot coverage, set back, height requirements, and parking requirements.
 - (4) <u>Gas products</u>. The use of gas products (CO2, butane, propane, etc.) for medical marijuana cultivation or processing is prohibited.
 - (5) Evidence of cultivation. The cultivation of medical marijuana outdoors is prohibited. From a public right-of-way, there shall be no exterior evidence of medical marijuana cultivation occurring on the site.
 - (6) <u>Residence</u>. The qualified patient or person with an identification card shall reside in the private residence where the medical marijuana cultivation occurs.
 - (7) <u>Cultivation elsewhere in City</u>. The qualified patient or person with an identification card shall not participate in medical marijuana cultivation in any other location within the City of Reedley.
 - (8) <u>Incidental use</u>. The residence shall maintain kitchen, bathrooms, and primary bedrooms for their intended use and not be used primarily for medical marijuana cultivation.

- (9) <u>Ventilation</u>. The medical marijuana cultivation area shall include a ventilation and filtration system designed to ensure that odors from the cultivation are not detectable beyond the residence, or property line for detached single family residential, and designed to prevent mold and moisture and otherwise protect the health and safety of persons residing in the residence and cultivating the marijuana. This shall include at a minimum, a system meeting the requirements of the current, adopted edition of the California Building Code § 1203.4 Natural Ventilation or § 402.3 Mechanical Ventilation (or its equivalent(s)).
- (10) <u>Storage of chemicals</u>. Any chemicals used for medical marijuana cultivation shall be stored outside of the habitable areas of the residence and outside of public view from neighboring properties and public rights-of-way.
- (11) <u>Nuisance</u>. The medical marijuana cultivation area must not adversely affect the health or safety of the nearby residents by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, or other impacts; and must not be hazardous due to the use or storage of materials, processes, products or wastes, or from other actions related to the cultivation.
- (12) <u>Property owner authorization</u>. For rental property, the lessee shall obtain written authorization from the property owner or property management company to cultivate medical marijuana at the residence.
- (13) Notification. The owner and any lessee of the residence upon which cultivation will occur shall inform the Police Department of the intent to cultivate medical marijuana and pick up a handout setting forth the owner and lessee responsibilities under this Chapter. This notification shall be provided prior to the commencement of the cultivation. The Police Department may direct the owner and lessee to the Community Development Department for more information about building code and permit requirements that may be applicable if alterations or additions to the residence are contemplated. The Police Department and Community Development Department shall keep qualified patient information confidential to the extent required by law.
- (14) Additional requirements for garages and accessory buildings. The following additional requirements shall apply for personal use cultivation that occurs in a garage or accessory building: the garage or accessory building shall be secure, locked, and fully enclosed, with a ceiling, roof or top, and entirely opaque. The garage or accessory building, including all walls, doors, and the roof, shall be constructed with a firewall assembly of green board meeting the minimum building code requirements for residential structures and include material strong enough to prevent entry except through an open door.
- (15) <u>Posting of physician recommendation or identification card; posting of owner permission</u>. A copy of a qualified patient physician recommendation or identification card shall be posted in a conspicuous place in the cultivation area for each patient residing in the residence that is cultivating medical marijuana. For rental properties, a copy of the owner's written authorization to cultivate marijuana shall be posted in the same manner.

(b) <u>Collective or cooperative cultivation</u>. The collective or cooperative cultivation of medical marijuana is prohibited in the City.

5-13-5: Regulations applicable to the cultivation of recreational marijuana.

To the extent that the City is required to allow the cultivation of recreational marijuana under State law, the rules set forth herein shall apply. Nothing in this section shall be interpreted to permit commercial marijuana operations or marijuana dispensaries otherwise prohibited by this Chapter.

- (a) <u>State law limits</u>. The cultivation of recreational marijuana shall be subject to the limits set forth in any applicable State law.
- (b) <u>Compliance with medical marijuana personal use cultivation rules</u>. All persons lawfully allowed to cultivate recreational use marijuana in the City under State law shall be subject to the same rules, requirements, limitations and regulations applicable to the personal use cultivation of medical marijuana set forth in this Chapter, and shall <u>also</u> obtain and maintain a Personal Cultivation Permit and comply with all the requirements for obtaining and maintaining a Personal Cultivation Permit as provided in subsection (c) herein.
- (c) <u>Personal Cultivation Permit Required.</u> No person may plant, cultivate, harvest, dry or process marijuana plants or marijuana products outdoors, and no <u>Personal Cultivation Permit may be issued for outdoor cultivation.</u> A person shall not No person may plant, cultivate, harvest, dry or process marijuana plants inside a private residence or accessory structure to a primary residence without first obtaining a Personal Cultivation Permit from the Police Department.
 - (1) Personal Cultivation Permit Application Requirements. Any person wishing to obtain a Personal Cultivation Permit from the City must file an application to the City upon a form provided by the City. An application for a Personal Cultivation Permit must include the following information:
 - (A) The address of the location of the private residence for which the Personal Cultivation Permit is sought. <u>Only one</u> Personal Cultivation Permit will be issued per address.
 - (B) The names and ages of all occupants of the parcel of real property for the proposed Personal Cultivation Site.
 - (C) For rental property, the lessee shall obtain written authorization from the property owner or property management company to cultivate medical marijuana at the residence.
 - (D) Evidence that the Cultivation Area will be located in a legal structure that is compliant with all applicable state and local laws.
 - (E) Authorization for the law enforcement personnel, Fire Department personnel, the Code Enforcement Officer, and the Building Official to enter and

inspect the Cultivation Area at any time upon 24 hours' advance notice for the purpose of making reasonable inspections to observe and enforce compliance with this Chapter, the Health and Safety Code, the California Building Code, and all other applicable state and local laws.

- (F) A statement in writing by the applicant that the applicant certifies under penalty of perjury that all of the information contained in the application is true and correct.
- (G) Any such additional information as is deemed necessary by the Police Chief to administer this Chapter.
- (2) Personal Cultivation Permit Conditions. The following conditions apply to each Personal Cultivation Permit:
 - (A) Each Personal Cultivation Permittee must pay a Personal Cultivation Permit Fee in an amount to be established by Resolution of the City Council to offset the cost to the City of administering this Chapter as a prerequisite to obtaining the Personal Cultivation Permit.
 - (B) A Personal Cultivation Permit will not be awarded or renewed if:
- The applicant made one or more false or misleading statements or omissions in the application or during the application process;
- A Personal Cultivation Permit already exists at the proposed Personal Cultivation Site;
- The proposed Personal Cultivation activity would violate State or local law;
- The applicant does not have legal authority to engage in Personal Cultivation at the proposed Personal Cultivation Site;
- The applicant has not satisfied each and every requirement of this Chapter;
- The applicant has had a previous Personal Cultivation Permit revoked.
 - (C) Personal Cultivation Permits are subject to any additional conditions that may be imposed or applied by the City at the time of issuance or renewal as necessary to properly regulate the activity and protect the public.
 - (D) Personal Cultivation Permits shall expire and become null and void 12 months after issuance unless properly renewed.
 - (E) Personal Cultivation Permits issued pursuant to this Chapter are not transferable under any circumstances.

5-13-6: Regulations applicable to commercial marijuana operations, dispensaries, and deliveries.

- (a) <u>Commercial marijuana operations</u>. Commercial marijuana operations as defined in section 5-13-2(e) are prohibited within the City.
- (b) <u>Dispensaries</u>. Marijuana dispensaries as defined in Section 5-13-2(i) are prohibited within the City.
- (c) <u>Deliveries</u>. The delivery of marijuana as defined in Section 5-13-2(h) is prohibited in the City regardless of whether the delivery is initiated within or outside of the City, and regardless of whether a technology platform is used for delivery by the dispensary.
- (d) <u>Exceptions</u>. The following facilities providing medical marijuana to patients are not subject to the dispensary ban provided they are in strict compliance with Health and Safety Code sections 11362.5 and 11362.7 *et seq.*, and all other State and local laws pertaining the uses, including zoning, permitting, and licensing requirements:
 - A clinic licensed pursuant to Chapter 1 (commencing with Section 1200) of Division 2 of the Health and Safety Code.
 - A health care facility licensed pursuant to Chapter 2 (commencing with Section 1250) of Division 2 of the Health and Safety Code.
 - A residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 (commencing with Section 1568.01) of Division 2 of the Health and Safety Code.
 - A residential care facility for the elderly licensed pursuant to Chapter 3.2 (commencing with Section 1569) of Division 2 of the Health and Safety Code.
 - A residential hospice, or a home health agency licensed pursuant to Chapter 8 (commencing with Section 1725) of Division 2 of the Health and Safety Code.

5-13-7: Regulations Applicable to the Consumption of Marijuana.

No person, including a qualified patient, shall smoke, ingest, or otherwise consume marijuana in the City of Reedley unless such smoking, ingesting or consumption occurs entirely within a private residence, or on the premises of a private residence but out of public view, or within a clinic, healthcare facility, residential care facility, or residential hospice licensed pursuant to applicable provisions of the California Health and Safety Code. "Within a private residence" shall mean inside habitable areas and shall not include garages, whether attached or detached, and other accessory buildings. "Out of public view" shall mean out of view from public rights-of-way where members of the public are lawfully entitled to be. Consumption in garages and other accessory buildings shall be out of public view.

All consumption shall be done in a manner so as to not cause a nuisance to nearby residents or the public with noxious odors or other adverse health and safety impacts.

5-13-8: Public Nuisance.

Any use, condition, or activity caused or permitted to exist in violation of any provision of this Chapter shall be, and hereby is declared to be, a public nuisance and may be summarily abated by the City in accordance with applicable law or any other remedy available to the City.

5-13-9: Penalties and Enforcement.

Any violations of this Chapter for conduct that is not otherwise considered lawful under State law, shall be considered a misdemeanor and may be punishable in accordance with Chapter 4 of Title 1 of the Municipal Code. Each and every day, or portion thereof, a violation exists is a separate offense. The City may also pursue all applicable civil and administrative remedies, including but not limited to injunctive relief and administrative citations.

Should a court of competent jurisdiction subsequently determine that the criminal penalty provision renders this Chapter unlawful, the City intends that the misdemeanor provision be severable from the remaining penalty provisions and the City will only pursue non-criminal remedies for violations of this Chapter.

5-13-10: Severability.

If any section, subsection, phrase, provision, or clause of this article is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this article. The City Council hereby declares that it would have adopted this article and each section, subsection, phrase, provision, or clause hereof irrespective of the fact that any one or more sections, subsections, phrases, provisions, or clauses be declared invalid.

5-13-11: Judicial Review.

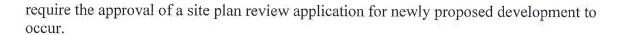
Judicial review of a decision made under this Chapter may be had by filing a petition for a writ of mandate with the superior court in accordance with the provisions of the California Code of Civil Procedure Section 1094.5. Any such petition shall be filed within ninety (90) days after the day the decision becomes final as provided in California Code of Civil Procedure Section 1094.6, which shall be applicable for such actions.

SECTION 3. Sections 10-6A-3, 10-6B-2, 10-6C-2, 10-15-11, 10-25-3 and 10-25-4 of Title 10 of the Reedley Municipal Code are hereby amended as follows:

Subsection 16 of Section 10-6A-3 of Article A of Chapter 6, of Title 10 of the Reedley Municipal Code is hereby amended as follows:

10-6A-3: PERMITTED USES:

For the purposes of this section a "permitted use", also referred to as a "by right" use, will



A. Permitted Uses:

16. Marijuana cultivation in accordance with Chapter 13 of Title 5 of this code and subject to section 10-15-11 of this title.

Subsection 11 of Section 10-6B-2 of Article B of Chapter 6, of Title 10 of the Reedley Municipal Code is hereby amended as follows.

10-6B-2: PERMITTED USES:

A. General:

11. Marijuana cultivation in accordance with Chapter 13 of Title 5 of this code and subject to section 10-15-11 of this title.

Subsection 11 of Section 10-6C-2 of Article C of Chapter 6, of Title 10 of the Reedley Municipal Code is hereby amended as follows.

10-6C-2: PERMITTED USES:

A. General:

11. Marijuana cultivation in accordance with Chapter 13 of Title 5 of this code and subject to section 10-15-11 of this title.

Section 10-15-11 of Chapter 15, of Title 10 of the Reedley Municipal Code is hereby amended to read as follows.

10-15-11: USES EXPRESSLY PROHIBITED:

- C. In addition to the specific uses of land, buildings, and structures listed as prohibited in each zone district, the following uses shall be prohibited in all zone districts and there shall be no administrative approval, conditional use permit, or other permit issued for such use:
 - 1. Commercial marijuana operations, dispensaries, and deliveries, as set forth in section 5-13-6 of this code;

2. The cultivation of marijuana in an area exceeding twenty four (24) square feet, as set forth in section 5-13-4(a) of this code; the collective or cooperative cultivation of marijuana, as set forth in section 5-13-4(b) of this code; and the cultivation of marijuana without a Personal Cultivation Permit as set forth in Section 5-13-5.

The Use Matrix contained in Section 10-25-3 of Chapter 25, of Title 10 of the Reedley Municipal Code is hereby amended as follows:

10-25-3: USE MATRIX; RESIDENTIAL:

Personal use marijuana cultivation in accordance with §§ 5-13-4, 5-13-5, and 10-15-11	-	-	Р	Р	Р	Р
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The Use Matrix contained in Section 10-25-4 of Chapter 25, of Title 10 of the Reedley Municipal Code is hereby amended as follows:

10-25-4: USE MATRIX; OFFICE/COMMERCIAL:

Marijuana sales, dispensaries, deliveries and cultivation, except in accordance with §§ 5-13-3, 5-13-4, 5-13-5, 5-13-6, and 10-15-11		•	9	•	3	•
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SECTION 4. This Ordinance shall take effect and be in full force thirty (30) days after its adoption.

SECTION 5. The City Clerk is hereby directed to cause a summary of this Ordinance to be published by one insertion in a newspaper of general circulation in the community at least five (5) days prior to adoption and again fifteen (15) days after its adoption. If a summary of the ordinance is published, then the City Clerk shall cause a certified copy of the full text of the proposed ordinance to be posted in the office of the City Clerk at least five days prior to the Council meeting at which the ordinance is adopted and again after the meeting at which the ordinance is adopted. The summary shall be approved by the City Attorney.

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25, 2018, by the following vote:		
AYES: NOES: ABSENT: ABSTAIN:		
	Anita Betancourt, Mayor	
ATTEST:		
Sylvia Plata, City Clerk		

I hereby certify that the foregoing Ordinance No. 2018-005 was introduced and given first

reading at a regular meeting of the City Council of the City of Reedley held on September 11, 2018, and was thereafter duly adopted at a regular meeting of said City Council held on September

ORDINANCE NO. 2018-005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY ADDING CHAPTER 13 OF TITLE 5 AND AMENDING SECTIONS 10-6A-3, 10-6B-2, 10-6C-2, 10-15-11, 10-25-3 AND 10-25-4 OF THE REEDLEY MUNICIPAL CODE PERTAINING TO MARIJUANA

THE CITY COUNCIL OF THE CITY OF REEDLEY DOES ORDAIN AS FOLLOWS:

Section 1. Purpose of Ordinance.

This Ordinance is an administrative reorganization of the Reedley Municipal Code and is not intended to and shall not impact the applicability or enforceability of any provisions or regulations herein.

Section 2. Addition of Chapter 13 to Title 5 of the Reedley Municipal Code.

Chapter 13 of Title 5 is hereby added to the Reedley Municipal Code to read as follows:

Chapter 13

MARIJUANA

Sections:	
5-13-1:	Purpose and Intent.
5-13-2:	Definitions.
5-13-3:	Personal Cultivation and Personal Use Generally Prohibited.
5-13-4:	Regulations Applicable to the Cultivation of Medical Marijuana.
5-13-5:	Regulations Applicable to the Cultivation of Recreational Marijuana.
5-13-6:	Regulations Applicable to Commercial Marijuana Operations,
	Dispensaries, and Deliveries.
5-13-7:	Regulations Applicable to the Consumption of Marijuana.
5-13-8:	Public Nuisance.
5-13-9:	Penalties and Enforcement.
5-13-10:	Severability.
5-13-11:	Judicial Review.

5-13-1: Purpose and intent.

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It is the purpose and intent of this Chapter to promote the health, safety, morals, and general welfare of the residents and businesses within the City by regulating the cultivation, processing, extraction, manufacturing, testing, storing, distribution, transportation, delivery, sale, and consumption of marijuana, whether for medical purposes or recreational or adult use as currently allowed under State law.

5-13-2: Definitions.

For purposes of this Chapter, the following definitions shall apply:

- (a) "Act" means the Medical Marijuana Regulation and Safety Act, now called the Medical Cannabis Regulation and Safety Act ("MCRSA"), including implementing regulations, as the Act and implementing regulations may be amended from time to time. The terms Act, MCRSA, Medical Marijuana Regulation and Safety Act, Medical Cannabis Regulation and Safety Act, may be used interchangeably, but shall have the same meaning.
- (b) "AUMA" means the Control, Regulate and Tax Adult Use of Marijuana Act approved by California voters as Proposition 64 on November 8, 2016.
- (c) "Cannabis" or "marijuana" shall have the meaning set forth in California Business and Professions Code section 26001, as that section may be amended from time to time. Cannabis and marijuana may be used interchangeably, but shall have the same meaning.
- (d) "Collective or cooperative cultivation" means the association within California of qualified patients, persons with valid identification cards, and designated primary care givers to cultivate marijuana for medical purposes as may be allowed under the Compassionate Use Act, the Medical Marijuana Program Act, or the California Medical Cannabis Regulation and Safety Act adopted on October 9, 2015 with legislative bills AB 243, AB 266, and SB 643.
- (e) "Commercial marijuana operation" means any commercial cannabis activity as set forth in California Business and Professions Code section 26001(k), as that section may be amended from time to time, and allowed under the Act, and all uses permitted under any subsequently enacted State law pertaining to the same or similar uses for adult use cannabis.
- (f) "Cultivation" shall be defined in accordance with the AUMA, the MCRSA, the MAUCRSA, Business and Professions Code Section 26001, as that section may be amended from time to time, and other applicable state laws.
- (g) "Cultivation Area" means a fully enclosed and secure area within a private residence or accessory structure to a private residence that is located on the same parcel as the private residence that is used for Personal Cultivation, and which has a complete and solid roof supported by connecting walls extending from the ground to the roof which is secure against unauthorized entry, is not accessible by minors, provides complete visual screening, and is accessible only through one or more lockable points of entry.
- (h) "Delivery" shall have the same meaning set forth in California Business and Professions Code section 26001(p), as that section may be amended from time to time, and includes the commercial transfer of cannabis, medicinal cannabis, or cannabis products to a customer, as well as the use of any technology platform that enables any person to arrange for or facilitate the transfer.

- (i) "Marijuana dispensary" or "dispensary" means any facility, establishment, or location, whether fixed or mobile, and any building or structure, where cannabis is made available to, distributed by, or distributed to more than two (2) persons.
- (j) "Marijuana products" means cannabis that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated cannabis, or an edible or topical product containing cannabis or concentrated cannabis and other ingredients. "Marijuana products" includes the definition of "cannabis products" and may be used interchangeably, but shall have the same meaning.
- (k) MAUCRSA means the Medicinal and Adult-Use Cannabis Regulation and Safety Act found in Business and Professions Code Sections 2600, et seq.
- (l) "Medical marijuana or medical marijuana use" means the use of cannabis for medical or medicinal purposes as set forth in the Compassionate Use Act and the Medical Marijuana Program Act, California Health and Safety Code sections 11362.5 and 11362.7 et seq.
- (m) "Personal Cultivation" means the personal non-commercial cultivation of cannabis by an individual 21 years of age or older for Personal Use in a proper Cultivation Area. Personal Cultivation shall include the non-commercial actions of planting, growing, harvesting, drying and processing cannabis for Personal Use. All Personal Cultivation shall be subject to the regulations imposed by the AUMA and this Code.
- (n) "Personal Cultivation Permit" means a City permit to cultivate cannabis for Personal Use pursuant to the terms and conditions of this Chapter and the conditions of approval for the permit.
- (o) "Personal Cultivation Permittee" means an applicant who has applied for and has been issued a Personal Cultivation Permit by the City pursuant to the terms and conditions of this Chapter.
- (p) "Personal Use" or "Adult Use" means the smoking, consumption, or ingestion of cannabis or cannabis products by an individual 21 years of age or older. Personal Use and adult use may be used interchangeably, but shall have the same meaning, and includes cannabis consumption by means of vaporizers and electronic cigarettes.
- (q) "Private Residence" means a house, apartment unit, condominium, mobile home or similar dwelling.
- (r) "Recreational marijuana" or "recreational marijuana use" or "adult use" means all uses of cannabis not included within the definition of medical marijuana use. Recreational and adult use may be used interchangeably, but shall have the same meaning.

5-13-3: Personal Cultivation and Personal Use Generally Prohibited.

All Personal Cultivation and Personal Use of cannabis within the City is prohibited except as expressly permitted by this Chapter.

5-13-4: Regulations applicable to the cultivation of medical marijuana.

To the extent that the City is required to allow the cultivation of medical marijuana under State law, the rules set forth herein shall apply. Nothing in this section shall be interpreted to permit commercial marijuana operations or marijuana dispensaries otherwise prohibited by this chapter.

- (a) Personal Use Cultivation. An individual qualified patient or person with an identification card shall be allowed to cultivate medical marijuana within his/her private residence, in an attached garage, or in an accessory building if the property is detached single family residential. The cultivation of medical marijuana outdoors is prohibited. A primary caregiver may only cultivate medical marijuana at the residence of a qualified patient or person with an identification card for whom he/she is the primary caregiver. Medical marijuana cultivation for personal use shall be subject to the following requirements:
 - (24) square feet measured by the canopy and not exceed eight feet (8') in height per residence. This limit applies regardless of the number of qualified patients or persons with an identification card residing in the residence. The cultivation area shall be a single designated area.
 - (2) <u>Lighting</u>. Medical marijuana cultivation lighting shall not exceed a total of
 - (3) <u>Building Code Requirements</u>. Any alterations or additions to the residence, including garages and accessory buildings, shall be subject to applicable building and fire codes, including plumbing and electrical, and all applicable zoning codes, including lot coverage, set back, height requirements, and parking requirements.
 - (4) <u>Gas products</u>. The use of gas products (CO2, butane, propane, etc.) for medical marijuana cultivation or processing is prohibited.
 - (5) <u>Evidence of cultivation</u>. The cultivation of medical marijuana outdoors is prohibited. From a public right-of-way, there shall be no exterior evidence of medical marijuana cultivation occurring on the site.
 - (6) <u>Residence</u>. The qualified patient or person with an identification card shall reside in the private residence where the medical marijuana cultivation occurs.
 - (7) <u>Cultivation elsewhere in City</u>. The qualified patient or person with an identification card shall not participate in medical marijuana cultivation in any other location within the City of Reedley.
 - (8) <u>Incidental use</u>. The residence shall maintain kitchen, bathrooms, and primary bedrooms for their intended use and not be used primarily for medical marijuana cultivation.

- (9) <u>Ventilation</u>. The medical marijuana cultivation area shall include a ventilation and filtration system designed to ensure that odors from the cultivation are not detectable beyond the residence, or property line for detached single family residential, and designed to prevent mold and moisture and otherwise protect the health and safety of persons residing in the residence and cultivating the marijuana. This shall include at a minimum, a system meeting the requirements of the current, adopted edition of the California Building Code § 1203.4 Natural Ventilation or § 402.3 Mechanical Ventilation (or its equivalent(s)).
- (10) <u>Storage of chemicals</u>. Any chemicals used for medical marijuana cultivation shall be stored outside of the habitable areas of the residence and outside of public view from neighboring properties and public rights-of-way.
- (11) <u>Nuisance</u>. The medical marijuana cultivation area must not adversely affect the health or safety of the nearby residents by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, or other impacts; and must not be hazardous due to the use or storage of materials, processes, products or wastes, or from other actions related to the cultivation.
- (12) <u>Property owner authorization</u>. For rental property, the lessee shall obtain written authorization from the property owner or property management company to cultivate medical marijuana at the residence.
- (13) Notification. The owner and any lessee of the residence upon which cultivation will occur shall inform the Police Department of the intent to cultivate medical marijuana and pick up a handout setting forth the owner and lessee responsibilities under this Chapter. This notification shall be provided prior to the commencement of the cultivation. The Police Department may direct the owner and lessee to the Community Development Department for more information about building code and permit requirements that may be applicable if alterations or additions to the residence are contemplated. The Police Department and Community Development Department shall keep qualified patient information confidential to the extent required by law.
- (14) Additional requirements for garages and accessory buildings. The following additional requirements shall apply for personal use cultivation that occurs in a garage or accessory building: the garage or accessory building shall be secure, locked, and fully enclosed, with a ceiling, roof or top, and entirely opaque. The garage or accessory building, including all walls, doors, and the roof, shall be constructed with a firewall assembly of green board meeting the minimum building code requirements for residential structures and include material strong enough to prevent entry except through an open door.
- (15) Posting of physician recommendation or identification card; posting of owner permission. A copy of a qualified patient physician recommendation or identification card shall be posted in a conspicuous place in the cultivation area for each patient residing in the residence that is cultivating medical marijuana. For rental properties, a copy of the owner's written authorization to cultivate marijuana shall be posted in the same manner.

(b) <u>Collective or cooperative cultivation</u>. The collective or cooperative cultivation of medical marijuana is prohibited in the City.

5-13-5: Regulations applicable to the cultivation of recreational marijuana.

To the extent that the City is required to allow the cultivation of recreational marijuana under State law, the rules set forth herein shall apply. Nothing in this section shall be interpreted to permit commercial marijuana operations or marijuana dispensaries otherwise prohibited by this Chapter.

- (a) <u>State law limits</u>. The cultivation of recreational marijuana shall be subject to the limits set forth in any applicable State law.
- (b) Compliance with medical marijuana personal use cultivation rules. All persons lawfully allowed to cultivate recreational use marijuana in the City under State law shall be subject to the same rules, requirements, limitations and regulations applicable to the personal use cultivation of medical marijuana set forth in this Chapter, and shall also obtain and maintain a Personal Cultivation Permit and comply with all the requirements for obtaining and maintaining a Personal Cultivation Permit as provided in subsection (c) herein.
- (c) <u>Personal Cultivation Permit Required</u>. No person may plant, cultivate, harvest, dry or process marijuana plants or marijuana products outdoors, and no Personal Cultivation Permit may be issued for outdoor cultivation. No person may plant, cultivate, harvest, dry or process marijuana plants inside a private residence or accessory structure to a primary residence without first obtaining a Personal Cultivation Permit from the Police Department.
 - (1) Personal Cultivation Permit Application Requirements. Any person wishing to obtain a Personal Cultivation Permit from the City must file an application to the City upon a form provided by the City. An application for a Personal Cultivation Permit must include the following information:
 - (A) The address of the location of the private residence for which the Personal Cultivation Permit is sought. Only one Personal Cultivation Permit will be issued per address.
 - (B) The names and ages of all occupants of the parcel of real property for the proposed Personal Cultivation Site.
 - (C) For rental property, the lessee shall obtain written authorization from the property owner or property management company to cultivate marijuana at the residence.
 - (D) Evidence that the Cultivation Area will be located in a legal structure that is compliant with all applicable state and local laws.
 - (E) Authorization for the law enforcement personnel, Fire Department personnel, the Code Enforcement Officer, and the Building Official to enter and

inspect the Cultivation Area at any time upon 24 hours' advance notice for the purpose of making reasonable inspections to observe and enforce compliance with this Chapter, the Health and Safety Code, the California Building Code, and all other applicable state and local laws.

- (F) A statement in writing by the applicant that the applicant certifies under penalty of perjury that all of the information contained in the application is true and correct.
- (G) Any such additional information as is deemed necessary by the Police Chief to administer this Chapter.
- (2) Personal Cultivation Permit Conditions. The following conditions apply to each Personal Cultivation Permit:
 - (A) Each Personal Cultivation Permittee must pay a Personal Cultivation Permit Fee in an amount to be established by Resolution of the City Council to offset the cost to the City of administering this Chapter as a prerequisite to obtaining the Personal Cultivation Permit.
 - (B) A Personal Cultivation Permit will not be awarded or renewed if:
- The applicant made one or more false or misleading statements or omissions in the application or during the application process;
- A Personal Cultivation Permit already exists at the proposed Personal Cultivation Site;
- The proposed Personal Cultivation activity would violate State or local law;
- The applicant does not have legal authority to engage in Personal Cultivation at the proposed Personal Cultivation Site;
- The applicant has not satisfied each and every requirement of this Chapter;
- The applicant has had a previous Personal Cultivation Permit revoked.
 - (C) Personal Cultivation Permits are subject to any additional conditions that may be imposed or applied by the City at the time of issuance or renewal as necessary to properly regulate the activity and protect the public.
 - (D) Personal Cultivation Permits shall expire and become null and void 12 months after issuance unless properly renewed.
 - (E) Personal Cultivation Permits issued pursuant to this Chapter are not transferable under any circumstances.

5-13-6: Regulations applicable to commercial marijuana operations, dispensaries, and deliveries.

- (a) <u>Commercial marijuana operations</u>. Commercial marijuana operations as defined in section 5-13-2(e) are prohibited within the City.
- (b) <u>Dispensaries</u>. Marijuana dispensaries as defined in Section 5-13-2(i) are prohibited within the City.
- (c) <u>Deliveries</u>. The delivery of marijuana as defined in Section 5-13-2(h) is prohibited in the City regardless of whether the delivery is initiated within or outside of the City, and regardless of whether a technology platform is used for delivery by the dispensary.
- (d) <u>Exceptions</u>. The following facilities providing medical marijuana to patients are not subject to the dispensary ban provided they are in strict compliance with Health and Safety Code sections 11362.5 and 11362.7 *et seq.*, and all other State and local laws pertaining the uses, including zoning, permitting, and licensing requirements:
 - A clinic licensed pursuant to Chapter 1 (commencing with Section 1200) of Division 2 of the Health and Safety Code.
 - A health care facility licensed pursuant to Chapter 2 (commencing with Section 1250) of Division 2 of the Health and Safety Code.
 - A residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 (commencing with Section 1568.01) of Division 2 of the Health and Safety Code.
 - A residential care facility for the elderly licensed pursuant to Chapter 3.2 (commencing with Section 1569) of Division 2 of the Health and Safety Code.
 - A residential hospice, or a home health agency licensed pursuant to Chapter 8 (commencing with Section 1725) of Division 2 of the Health and Safety Code.

5-13-7: Regulations Applicable to the Consumption of Marijuana.

No person, including a qualified patient, shall smoke, ingest, or otherwise consume marijuana in the City of Reedley unless such smoking, ingesting or consumption occurs entirely within a private residence, or on the premises of a private residence but out of public view, or within a clinic, healthcare facility, residential care facility, or residential hospice licensed pursuant to applicable provisions of the California Health and Safety Code. "Within a private residence" shall mean inside habitable areas and shall not include garages, whether attached or detached, and other accessory buildings. "Out of public view" shall mean out of view from public rights-of-way where members of the public are lawfully entitled to be. Consumption in garages and other accessory buildings shall be out of public view.

All consumption shall be done in a manner so as to not cause a nuisance to nearby residents or the public with noxious odors or other adverse health and safety impacts.

5-13-8: Public Nuisance.

Any use, condition, or activity caused or permitted to exist in violation of any provision of this Chapter shall be, and hereby is declared to be, a public nuisance and may be summarily abated by the City in accordance with applicable law or any other remedy available to the City.

5-13-9: Penalties and Enforcement.

Any violations of this Chapter for conduct that is not otherwise considered lawful under State law, shall be considered a misdemeanor and may be punishable in accordance with Chapter 4 of Title 1 of the Municipal Code. Each and every day, or portion thereof, a violation exists is a separate offense. The City may also pursue all applicable civil and administrative remedies, including but not limited to injunctive relief and administrative citations.

Should a court of competent jurisdiction subsequently determine that the criminal penalty provision renders this Chapter unlawful, the City intends that the misdemeanor provision be severable from the remaining penalty provisions and the City will only pursue non-criminal remedies for violations of this Chapter.

5-13-10: Severability.

If any section, subsection, phrase, provision, or clause of this article is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this article. The City Council hereby declares that it would have adopted this article and each section, subsection, phrase, provision, or clause hereof irrespective of the fact that any one or more sections, subsections, phrases, provisions, or clauses be declared invalid.

5-13-11: Judicial Review.

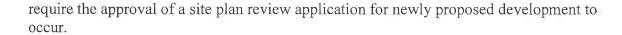
Judicial review of a decision made under this Chapter may be had by filing a petition for a writ of mandate with the superior court in accordance with the provisions of the California Code of Civil Procedure Section 1094.5. Any such petition shall be filed within ninety (90) days after the day the decision becomes final as provided in California Code of Civil Procedure Section 1094.6, which shall be applicable for such actions.

SECTION 3. Sections 10-6A-3, 10-6B-2, 10-6C-2, 10-15-11, 10-25-3 and 10-25-4 of Title 10 of the Reedley Municipal Code are hereby amended as follows:

Subsection 16 of Section 10-6A-3 of Article A of Chapter 6, of Title 10 of the Reedley Municipal Code is hereby amended as follows:

10-6A-3: PERMITTED USES:

For the purposes of this section a "permitted use", also referred to as a "by right" use, will



A. Permitted Uses:

16. Marijuana cultivation in accordance with Chapter 13 of Title 5 of this code and subject to section 10-15-11 of this title.

Subsection 11 of Section 10-6B-2 of Article B of Chapter 6, of Title 10 of the Reedley Municipal Code is hereby amended as follows.

10-6B-2: PERMITTED USES:

A. General:

11. Marijuana cultivation in accordance with Chapter 13 of Title 5 of this code and subject to section 10-15-11 of this title.

Subsection 11 of Section 10-6C-2 of Article C of Chapter 6, of Title 10 of the Reedley Municipal Code is hereby amended as follows.

10-6C-2: PERMITTED USES:

A. General:

11. Marijuana cultivation in accordance with Chapter 13 of Title 5 of this code and subject to section 10-15-11 of this title.

Section 10-15-11 of Chapter 15, of Title 10 of the Reedley Municipal Code is hereby amended to read as follows.

10-15-11: USES EXPRESSLY PROHIBITED:

- C. In addition to the specific uses of land, buildings, and structures listed as prohibited in each zone district, the following uses shall be prohibited in all zone districts and there shall be no administrative approval, conditional use permit, or other permit issued for such use:
 - 1. Commercial marijuana operations, dispensaries, and deliveries, as set forth in section 5-13-6 of this code;

2. The cultivation of marijuana in an area exceeding twenty four (24) square feet, as set forth in section 5-13-4(a) of this code; the collective or cooperative cultivation of marijuana, as set forth in section 5-13-4(b) of this code; and the cultivation of marijuana without a Personal Cultivation Permit as set forth in Section 5-13-5.

The Use Matrix contained in Section 10-25-3 of Chapter 25, of Title 10 of the Reedley Municipal Code is hereby amended as follows:

10-25-3: USE MATRIX; RESIDENTIAL:

Personal use marijuana cultivation in accordance with §§ 5-13-4, 5-13-5, and 10-15-11			Р	Р	Р	Р	
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The Use Matrix contained in Section 10-25-4 of Chapter 25, of Title 10 of the Reedley Municipal Code is hereby amended as follows:

10-25-4: USE MATRIX; OFFICE/COMMERCIAL:

Marijuana sales, dispensaries, deliveries and cultivation, except in accordance with §§ 5-13-3, 5-13-4, 5-13-5, 5-13-6, and 10-15-11	=	in the second	-	=	-
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SECTION 4. This Ordinance shall take effect and be in full force thirty (30) days after its adoption.

SECTION 5. The City Clerk is hereby directed to cause a summary of this Ordinance to be published by one insertion in a newspaper of general circulation in the community at least five (5) days prior to adoption and again fifteen (15) days after its adoption. If a summary of the ordinance is published, then the City Clerk shall cause a certified copy of the full text of the proposed ordinance to be posted in the office of the City Clerk at least five days prior to the Council meeting at which the ordinance is adopted and again after the meeting at which the ordinance is adopted. The summary shall be approved by the City Attorney.

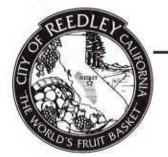
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25, 2018, by the following vote:		
AYES: NOES: ABSENT: ABSTAIN:		
	Anita Betancourt, Mayor	
ATTEST:		20
Sylvia Plata, City Clerk		

I hereby certify that the foregoing Ordinance No. 2018-005 was introduced and given first

reading at a regular meeting of the City Council of the City of Reedley held on September 11, 2018, and was thereafter duly adopted at a regular meeting of said City Council held on September



REEDLEY CITY COUNCIL

X	Consent Calendar
	Regular Item
	Workshop
	Closed Session
	Public Hearing
ITE	M NO: 5

DATE:

September 25, 2018

TITLE:

APPROVAL OF ITEMS PERTAINING TO PROPERTY PROCUREMENT AND DESIGN AND ENGINEERING SERVICES FOR TCP TREATMENT FACILITIES AT MUNICIPAL WATER WELLS 12, 13, AND 14 FOR FISCAL YEAR 2018-2019.

- A. APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE A REAL ESTATE SALES AGREEMENT TO PROCURE PROPERTY LOCATED AT 1148 11TH STREET IN REEDLEY FOR WATER TREATMENT FACILITIES FOR MUNICIPAL WATER WELLS 12 AND 5.
- B. ADOPT RESOLUTION NO. 2018-080 AMENDING THE 2018-2019 ADOPTED BUDGET TO APPROPRIATE \$68,000 FOR THE PROCUREMENT OF PROPERTY FOR TCP TREATMENT FACILITIES FOR WATER WELLS 12 AND 5 FROM THE GROUNDWATER TREATMENT FUND.
- C. ADOPT RESOLUTION NO. 2018-081 AMENDING THE 2018-2019 ADOPTED BUDGET TO REAPPROPRIATE UNUSED 2017-2018 FUNDS IN THE AMOUNT OF \$349,192 FOR DESIGN AND ENGINEERING SERVICES FOR TCP TREATMENT FACILITIES FOR WATER WELLS 14, 13, AND 12 FROM THE GROUNDWATER TREATMENT FUND.

SUBMITTED: Russ Robertson, Public Works Director

APPROVED: Nicole R. Zieba, City Manager

RECOMMENDATION

That the City Council approve and authorize the City Manager to execute a sales agreement to purchase property located at 1148 11th Street, specifically Assessor Parcel Numbers 368-223-12 and 368-223-13, for the purpose of placing municipal water well treatment facilities for water wells 12 and 5.

That the City Council adopt Resolutions 2018-080 and 2018-081 which appropriate funds for the procurement of the aforementioned property as well as for the design and engineering of Trichloropropane (TCP) treatment facilities for wells 14, 13, and 12 as originally approved by the City Council with the adoption of Resolution 2018-029 on March 27, 2018.

EXECUTIVE SUMMARY

On March 27, 2018, the City Council approved an agreement with AECOM Engineering and adopted Resolution 2018-029 appropriating \$355,674 for design and engineering services for TCP treatment facilities at municipal water wells 12, 13, and 14. In the 2017-2018 fiscal year, only \$6,482 of the appropriation was spent. To complete the work, staff is requesting the reappropriation of the balance of the funding from the Groundwater Treatment fund, which is \$349,192 into the 2018-2019 fiscal year budget.

During the initial stages of the design process, City staff researched possible locations for the TCP treatment vessels for water well 12 because there is not sufficient room for the treatment vessels at the well site. An available vacant parcel was located at 1148 11th Street, near water well 5. Well number 5 has had detections of TCP but has not yet tested above the Maximum Contaminate Level. It was determined that the procurement of this property could serve to house treatment facilities for both wells 12 and 5 and the procurement of only one property would result in a long term cost savings for the City. Staff met with the property owner and negotiated a final sales price of \$63,000. Closing cost and attorney review cost are anticipated to be approximately \$5,000 for a total cost of \$68,000.

FISCAL IMPACT

No impact to the Water Enterprise Fund. Reduction of the Groundwater Treatment Fund in the amount of \$417,192.

ATTACHMENTS

Real Property Purchase and Sale Agreement with Exhibits Resolution No. 2018-080 Resolution No. 2018-081

REAL PROPERTY PURCHASE AND SALE AGREEMENT

This Real Property Purchase and Sale Agreement ("Agreement") is entered into effective	
on September, 2018 ("Effective Date") by and between the City of Reedley, a California	
municipal corporation ("Buyer") and Carmen & Guadalupe Escobar TRS ("Seller") pursuant to	
the following recitals:	

RECITALS:

- A. WHEREAS, Seller owns certain real property located at 1148 11th Street, City of Reedley, within the County of Fresno, State of California.
- B. WHEREAS, Seller's real property consists of two parcels, specifically Assessor Parcel numbers 368-223-12 and 368-223-13, and Buyer desires to acquire both parcels located at 1148 11th Street in Reedley, California, for a municipal water well treatment facility (the "Project"); and
- C. WHEREAS, Seller is willing to sell the aforementioned real property to Buyer under the terms and conditions of this Agreement; and
- D. WHEREAS, Buyer and Seller have agreed to Buyer's purchase of the real property by means of this Agreement and the recordation of a grant deed conveying the Property to Buyer.

NOW THEREFORE, in consideration of the mutual covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller and Buyer agree as follows:

AGREEMENT:

- 1. The Property. Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase and acquire from Seller, subject to the terms and conditions set forth herein, that certain real property located at 1148 11th Street in Reedley, California, in the County of Fresno, California, consisting of Fresno County Assessor's Parcel No. 368-223-12 and 368-223-13 as more particularly described in Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein, along with all easements, licenses, and interests appurtenant thereto, and all entitlements, owned or held by Seller in connection therewith (collectively, the "Property").
- 2. <u>Purchase Price</u>. The total purchase price to be paid by Buyer for the Property shall be Sixty Three Thousand dollars (\$63,000.00) (the "Purchase Price"). As provided herein, Buyer shall pay the Purchase Price by depositing funds into the escrow in time to meet the Title Company's requirements for immediately available funds at close of escrow.

- 3. <u>Seller's representations and warranties</u>. Seller represents and warrants that: (a) Seller owns the Property, free and clear of all liens, licenses, claims, encumbrances, easements, encroachments on the Property from adjacent properties, and any rights of way, other than those disclosed by the public record; (b) Seller has no knowledge of any pending litigation involving the Property, (c) Seller has no knowledge of any violations of, or notices concerning defects or noncompliance with, any code, statute, regulation, ordinance, or judicial order concerning the Property; and (d) Seller has no knowledge of any material defects in the Property, including, but not limited to, the presence of any hazardous materials in the soil and/or water on, under, or around the Property.
- 4. <u>Buyer's representations and warranties</u>. Buyer represents and warrants that it has the authority to enter into this Agreement, and upon execution of this Agreement, and subject to the conditions precedent set forth herein, Buyer will have full authority to carry out the provisions of this Agreement. These warranties shall survive the close of escrow and the recording of the grant deed.
- 5. <u>Escrow.</u> Following execution of this Agreement, the parties shall open an escrow with Chicago Title Company, 1140 F Street #103, Reedley, California ("Title Company"). This Agreement, when signed by both parties and deposited with the Title Company, will be the joint escrow instructions. Buyer and Seller must sign any other form instructions required by Title Company that are not inconsistent with the terms of this Agreement.
 - Deposits into escrow. Buyer and Seller will deposit all documents, money, and other items with the Title Company that are: (a) identified in this Agreement, or (b) required by the Title Company to effect the close of escrow as provided herein.
 - 5.2 <u>Title</u>. Title Company shall provide Buyer with a preliminary title report for the Property within ten (10) days of opening escrow. Seller must convey title to the Property to Buyer free and clear of all title defects, liens, encumbrances, conditions, covenants, restrictions, and other adverse interests of record or known to Seller, subject only to title exceptions accepted by Buyer in writing to Title Company.
 - 5.3 <u>Title and closing costs</u>. Seller must pay any costs of clearing and conveying title in the condition described in Section 5.2 above, including but not limited to any fees associated with the partial or full reconveyance of any deed(s) of trust, and any delinquent and/or unpaid taxes, assessments, or liens. Buyer shall pay the costs of any owner's title policy in an amount specified by Buyer, insuring Buyer's title in the condition described in Section 5.2, and all escrow fees and costs to record the grant deed.

- Close of escrow. The escrow shall be in condition to close when all conditions to close are satisfied or waived, the Title Company is prepared to issue the title policy described herein, and the Title Company is otherwise able to record the grant deed conveying title to the Property from Seller to Buyer. The escrow will be considered closed on the date the grant deed is recorded ("close of escrow"). The parties anticipate and intend that escrow will close within sixty (60) days following the Effective Date of this Agreement.
- <u>Disbursements</u>. At close of escrow, Title Company shall disburse the Purchase Price to Seller, less Seller's costs to clear title, prorations, and other costs, if any, and when Title Company is prepared to issue an owner's title policy to Buyer insuring Buyer's fee title in the condition set forth in Section 5.2 above, for the amount of the Purchase Price.
- Risk of loss. Risk of loss or damage to the Property, or any improvements thereon, shall pass from Seller to Buyer upon close of escrow.
- 6. Conditions precedent. Close of escrow and Buyer's obligation to purchase the Property are subject to the satisfaction of the conditions precedent stated herein, including Buyer's and Seller's performance of all their respective obligations under this Agreement, and that all of the representations and warranties of the parties remain true as the close of escrow. The conditions are solely for Buyer's benefit unless otherwise indicated. Each condition must be satisfied or Buyer must waive it in writing prior to close of escrow. If any condition is not timely satisfied, Buyer may waive the condition and close escrow, or may terminate this Agreement by giving the Seller and Title Company five (5) days' written notice. After expiration of the 5 days, this Agreement, and the escrow shall terminate. Upon termination, the Title Company shall return any documents and money deposited into escrow to the respective depositor, after deducting any escrow cancellation fee, and Buyer will have no further obligation to Seller.
- 7. Buyer's right to enter Property. Upon execution of this Agreement, Seller grants to Buyer, its agents, employees, permittees, contractors, or assigns, an immediate right to, at reasonable times, enter upon, over, across, and under the Property and enter upon, over and across Seller's real property adjacent to the Property for purposes of conducting investigations, tests, examinations, and taking soil samples. Such right of entry shall be irrevocable during escrow. The Purchase Price herein includes full payment for such right of entry on the Property. If escrow does not close for any reason, Buyer shall cure or indemnify Seller for any damage to the Property caused by Buyer, its agents, employees, permittees, contractors, or assigns during investigations, tests, examinations and sampling.

8. <u>Miscellaneous Provisions.</u>

- 8.1 <u>Further Assurances</u>. Each party will sign and deliver further documents, or take any further actions required to complete the purchase and sale described herein.
- 8.2 Notices. All notices and other communications required or permitted under this Agreement shall be in writing and duly given on the date of service, if served personally on the person to receive the notice, or delivered by depositing the notice or communication in the U. S. mail, postage prepaid, and addressed to the relevant party at the address set forth below.

To Seller:

Carmen & Guadalupe Escobar 1219 N. Frankwood Reedley, Ca. 93654

To Buyer:

City of Reedley Attn. City Manager 845 G Street Reedley, Ca. 93654

- 8.3 Entire Agreement. This Agreement is the entire agreement between Seller and Buyer regarding the purchase and sale of the Property, and supersedes all prior discussions, negotiations, commitments or understandings, written or oral. Each Exhibit referred to in this Agreement is by that reference incorporated into and made a part of this Agreement.
- 8.4 <u>Amendment or Termination</u>. This Agreement may only be amended or terminated by mutual written consent of the Seller and Buyer, unless otherwise expressly provided herein.
- 8.5 <u>Successors and Assigns</u>. This Agreement is binding upon and shall inure to the benefit of each party, and each party's heirs, successors, assigns, transferees, agents, employees or representatives.
- 8.6 <u>Time of the Essence</u>. Time is of the essence of each term in this Agreement.
- 8.7 Governing Law. This Agreement and the legal relations between the parties shall be governed by and construed according to California law.
- 8.8 <u>Authority</u>. Each person executing this Agreement on behalf of any party does hereby personally represent and warrant that he or she has the authority to execute this Agreement on behalf of and fully bind such party.

- 8.9 <u>Waiver</u>. Any party's waiver of a breach of any provision herein will not be a continuing waiver or a waiver of any subsequent breach of that or any other provision of this Agreement.
- 8.10 <u>Severability</u>. The provisions of this Agreement are severable. The invalidity, or unenforceability of any provision in this Agreement will not affect the other provisions.
- 8.11 <u>Interpretation</u>. This Agreement is the result of the combined efforts of the parties. If any provision of this Agreement is found ambiguous, the ambiguity will not be resolved by construing this Agreement in favor or against any party, but by construing the terms according to their generally accepted meaning.

IN WITNESS WHEREOF the Seller and Buyer have signed this Agreement as of the Effective Date set forth above.

BUYER: City of Reedley, A California Municipal Corporation	SELLER: Carmen & Guadalupe Escobar
By Nicole R. Zieba, City Manager	Printed Name: Guadalupe Escobar

Exhibit A

(Legal description)

2 1 Property Address: 1148 ELEVENTH REEDLEY CA 93654-2923

Ownership

County:

FRESNO, CA

Assessor:

PAUL DICTOS, ASSESSOR

Parcel # (APN):

368-223-13

Parcel Status:

ACTIVE

Owner Name:

ESCOBAR CARMEN & GUADALUPE

Mailing Address: 1219 N FRANKWOOD REEDLEY CA 93654

Legal Description: LOTS A & 5 BLK 3 REEDLEY

Assessment

Total Value:

\$51,724

Use Code:

CS00000

Use Type:

RESID. SINGLE FAMILY

Land Value:

\$51,724

0%

Tax Rate Area:

008-029

Zoning:

CC

Impr Value:

Year Assd:

2017

Census Tract: Price/SqFt:

66.02/3

Other Value:

Property Tax:

% Improved:

Delinquent Yr.

Exempt Amt:

HO Exempt:

N

Sale History

Document Date:

Sale 1

Sale 2

Sale 3

Transfer

02/24/1989

Document Number:

Document Type:

Transfer Amount:

Seller (Grantor):

0020268

Property Characteristics

Bedrooms:

Fireplace:

Units:

Baths (Full):

A/C:

Stories:

Baths (Half):

Heating:

Quality:

Total Rooms:

Pool:

Building Class:

Bldg/Liv Area:

Park Type:

Condition:

Lot Acres:

0.143

Spaces:

Site Influence:

Lot SqFt:

6,250

Garage SqFt:

Timber Preserve:

Year Built:

Ag Preserve:

Effective Year:



Ownership

County:

FRESNO, CA

Assessor:

PAUL DICTOS, ASSESSOR

2 Property Address: 1148 ELEVENTH REEDLEY CA 93654-2923

Parcel # (APN):

368-223-12

Parcel Status:

ACTIVE

Owner Name:

ESCOBAR CARMEN & GUADALUPE TRS

Mailing Address: 1219 N FRANKWOOD REEDLEY CA 93654

Legal Description:PAR IN LOTS 6-12 & D BLK 3 REEDLEY

Assessment

Total Value:

\$23,431

Use Code:

C000000

Use Type:

VACANT

Land Value:

\$23,431

0%

Tax Rate Area:

008-029

Zoning:

CC

Impr Value:

Year Assd:

2017

Census Tract: Price/SqFt:

66.02/3

Other Value: % Improved: Property Tax:

Delinquent Yr:

Exempt Amt:

HO Exempt:

N

Sale History

Document Date:

Sale 1

Sale 2

Sale 3

Transfer

Document Number:

Document Type:

Transfer Amount:

Seller (Grantor):

01/23/2003

0016802

Property Characteristics

Bedrooms:

Fireplace:

Units:

Baths (Full):

A/C:

Baths (Half):

Stories:

Heating:

Quality:

Total Rooms:

Pool:

Building Class:

Bldg/Liv Area:

Park Type:

Condition:

Lot Acres:

0.160 6,969 Spaces:

Site Influence:

Lot SqFt: Year Built: Garage SqFt:

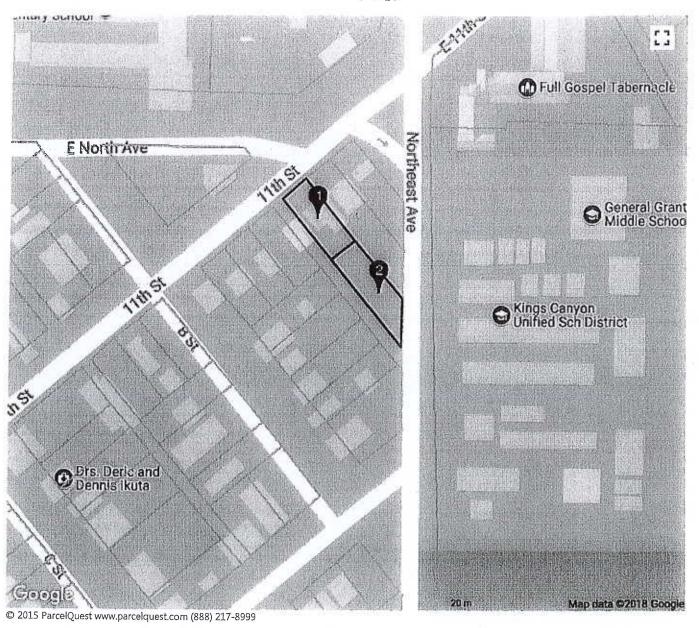
Timber Preserve:

Ag Preserve:

Effective Year:

Exhibit B

(Map)



1 = 368-223-13

2 = 368-223-12

BUDGET AMENDMENT RESOLUTION 2018-080

The City Council of the City of Reedley does hereby amend the 2018-2019 Budget as follows:

Section I -	Additions:	
FUND-DEP	T.OBJECT	AMOUNT
047-4503.5	027 Land Acquisition	\$68,000.00
Purpose:	Ground Water Treatment Fund for	d Budget and appropriates \$68,000.00 from the the procurement of property located at 1148 11 th atment facilities for water wells 12 and 5.
Section II –	Source of Funding:	
FUND		AMOUNT
047-2710	Ground Water Treatment Fund Balance	\$68,000.00
Impact:	Reduction of the Ground Water Tre	eatment Fund by \$68,000.00
	foregoing resolution is hereby adopted	Recommended: City Manager d this 25th day of September, 2018 by the
following vot AYES: NOES: ABSENT: ABSTAIN:	le.	APPROVED:
ATTEST:		Anita Betancourt, Mayor

Sylvia B. Plata, City Clerk

BUDGET AMENDMENT RESOLUTION 2018-081

The City Council of the City of Reedley does hereby amend the 2018-2019 Budget as follows:

Section I -	Additions:	
FUND-DEP	T.OBJECT	AMOUNT
047-4503.3	000 Professional Services	\$349,192.00
Purpose:	Amends the FY 2018-2019 Adopte the Ground Water Treatment Fund treatment facilities at municipal wat	ed Budget and appropriates \$349,192.00 from for design and engineering services for TCI er wells no. 12, 13, and 14.
Section II -	Source of Funding:	
FUND		AMOUNT
047-2710	Bround Water Treatment Fund Balance	\$349,192.00
Impact:	Reduction of the Ground Water Tre	atment Fund by \$349,192.00
Reviewed: Assistant Ci	√ <i>orulila</i> ty Manager	Recommended: City Manager
The following vot	foregoing resolution is hereby adopted te:	this 25th day of September, 2018 by the
AYES: NOES: ABSENT: ABSTAIN:		APPROVED:
ATTEST:		Anita Betancourt, Mayor
Sylvia B. Pla	ita, City Clerk	

REEDLEY CITY COUNCIL

\boxtimes	Consent
	Regular Item
	Workshop
	Closed Session
	Public Hearing

ITEM NO:

DATE:

September 25, 2018

TITLE:

ADOPT RESOLUTION NO. 2018-082 TO INITIATE PROCEEDINGS FOR THE ANNEXATION OF TENTATIVE TRACT MAP NO. 6206 ALMOND GROVE (APN 365-131-21) INTO THE CITY OF REEDLEY'S LANDSCAPING AND LIGHTING

MAINTENANCE DISTRICT NO. 1

SUBMITTED BY:

John S. Robertson

City Engineer

APPROVED BY:

Nicole Zieba

City Manager

RECOMMENDATION

Staff recommends the City Council adopt Resolution No. 2018-082 initiating proceedings for the annexation of Tentative Tract Map No. 6206 (APN No. 365-131-21) Almond Grove into the City of Reedley's Landscape and Lighting Maintenance District (LLMD) No. 1

BACKGROUND

The owner, Yanez Construction, of the land contained on APN No. 365-131-21 (Parcel) that will contain the entirety of Tentative Tract Map No. 6206 Almond Grove, has petitioned and requested the commencement of proceedings under the Landscaping And Lighting Act of 1972 for the annexation and addition of all real property of the Parcel into the City of Reedley's LLMD No. 1.

All properties within LLMD District No. 1 have a tax levied against the property to cover ongoing costs to the City for the up keep of landscaping, street trees, and street light utility cost within the public right-ofways and/or easements.

The action by Council under this resolution initiates the proceedings. The Public Hearing will be noticed and held for annexation into the LLMD on the same Council date as final map approval.

FISCAL IMPACT

Initiating proceedings for the annexation of the Parcel into LLMD No. 1 will have no fiscal impact to the City.

PRIOR COUNCIL ACTIONS

On November 7, 1989, the City Council adopted Resolution No. 4202 and Resolution No. 4203 to create Landscape and Lighting Maintenance District No. 1.

ATTACHMENTS

- 1. Resolution No. 2018-082
- 2. Petition and Written Consent Requesting Commencement of Proceedings

Motion:	
Second:	

RESOLUTION NO. 2018-082

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY TO INITIATE PROCEEDINGS FOR THE ANNEXATION OF TENTATIVE TRACT MAP NO. 6206 ALMOND GROVE (APN NO. 365-131-21) INTO THE CITY OF REEDLEY'S LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1

WHEREAS, the property owner of Assessor's Parcel Number 365-121-21, Yanez Construction, have requested the commencement of annexation proceedings under the Landscaping Act of 1972 to annex into the City of Reedley's Landscaping and Lighting Maintenance District No. 1; and

WHEREAS, the City Council of the City of Reedley proposes to annex into the City of Reedley's Landscaping and Lighting Maintenance District No. 1, pursuant to the Landscaping and Lighting Act of 1972 and by procedures set forth in Section 22500 of the Streets and Highways Code of the State of California for the purpose of the following improvements;

Development and maintenance of landscaping and street lighting located on public property within the boundaries of Tentative Tract Map No. 6206 Almond Grove, Assessor's Parcel No. 365-131-21, in the City of Reedley, County of Fresno, State of California.

WHEREAS, on September 25, 2018 the City held a public meeting at the City of Reedley Council Chamber at 845 "G" Street and received a staff report, staff presentation, and accepted public comments.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

- 1. The foregoing recitals are true and correct and incorporated herein by reference.
- 2. The City Council using their independent judgement, hereby adopts the resolution and elects to proceed with the annexation of Assessor's Parcel No. 365-131-21 in accordance with the provisions the Landscaping and Lighting Act of 1972.
- 3. The City Engineer is ordered, prior to the public hearing, to mail out the ballot by certified mail to the property owner of Assessor's Parcel No. 365-131-21, located in the City of Reedley, CA 93654.
- 4. This resolution shall be posted by the City Clerk in accordance with applicable provision of said chapters of the Streets and Highways Code.
- That the public hearing to annex said improvements related to APN No. 365-131-21 into LLMD No. 1 shall be noticed as required for all persons interested in or objecting to the proposed annexation of APN No. 365-131-21 into the City of Reedley's Landscaping and Lighting Maintenance District No. 1. The public hearing for annexation will be held on the same Council date as final map approval at the Reedley City Council Chambers, 845 "G" Street, Reedley, California.
- This resolution is effective upon adoption.

This foregoing resolution is hereby approved this 25th day of September 25, 2018, by the following
vote:
AYES:
NOES:
ABSTAIN:
ABSENT:
Anita Betancourt, Mayor
ATTEST:
Sylvia B. Plata, City Clerk

PETITION AND WRITTEN CONSEN'I (INCLUDING WAIVER)

REQUESTING COMMENCEMENT OF PROCEEDINGS UNDER THE LANDSCAPING AND LIGHTING ACT OF 1972 TO ANNEX CERTAIN TERRITORY TO LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT No. 1

To the Council of the City of Reedley c/o the City Clerk of the City of Reedley Reedley City Hall 1717 Ninth Street Reedley, California 93654

Re: Tentative Tract Map No. 6206

Assessor's Parcel No. 365-131-21 (9.98 gross acres)

Members of the City Council:

The undersigned is the duly authorized representative of the owner of all the territory of real property located in Assessor's Parcel No. 365-131-21, Reedley, California, described on Exhibit A-1 and shown by the map in Exhibit B-1 (the "Parcel"), which exhibits are attached to and made part of this petition. The owner hereby petitions and requests that you commence proceedings pursuant to the Landscaping and Lighting Act of 1972 (Part 2, Division 15, of the California Streets & Highways Code) (the "Act") to annex and add all the territory in the Parcel to the City's existing Landscaping and Lighting Maintenance District No.1 ("LLMD No. 1"), and to levy on the annexed territory the annual assessments levied within LLMD No. 1 for the maintenance and operation of landscaping facilities.

The owner further petitions and requests that the Council proceed as quickly as possible with all proceedings necessary to accomplish such annexation and levy. In that regard, to the extent allowed by law, the owner hereby expressly waives all notices, procedures and requirements otherwise required under Section 22608 and Article 1 (commencing with Section 22585) of the Act, California Government Code Sections 53750 through 53753.5 or any other provision of law, including without limitation adoption of any resolutions, filing of any engineer's report, giving of any notices, holding any hearings and right of majority protest, and expressly consents to the annexation and levy without completion of or compliance with notices, procedures or requirements.

In consideration for the Council conducting the annexation and levy proceedings herein requested, the owner will immediately execute and deliver to the City any documents the City deems necessary to accomplish the annexation and levy proceedings and to further evidence the consent and waivers in this letter, including but not limited to assessment ballots and receipts for notice.

Also in consideration for the Council conducting such annexation and levy proceedings, the owner agrees to remain the sole owner of all real property in such Parcels and to not transfer title to any such real property to any other person or entity until completion of the proceedings.

Respectfully submitted as of 8-20, 2018, by:

PROPERTY OWNER: Yanez Properties, LLC

By: England
It's, President/owner

EXHIBIT A-1

TENTATIVE TRACT MAP 6206

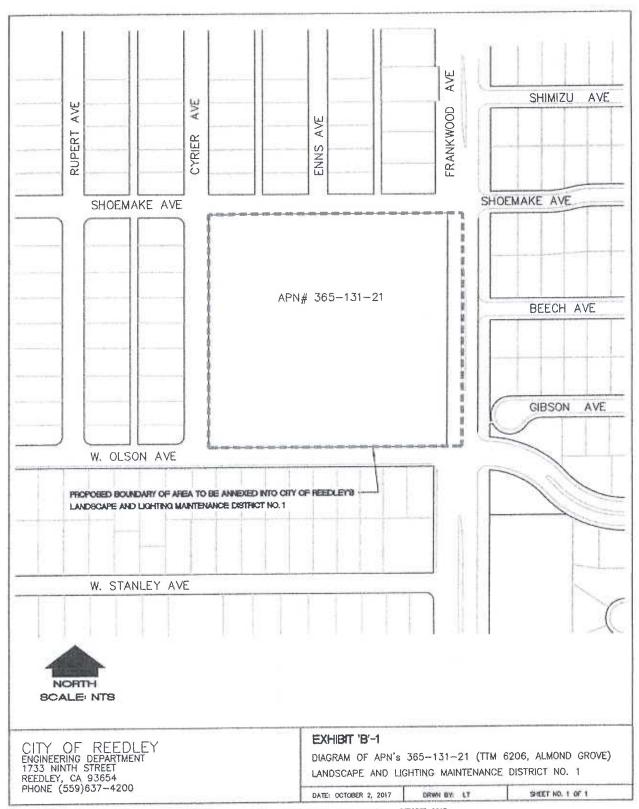
APN 365-131-21

The land referred to herein below is situated in the City of Reedley, County of Fresno, State of California and is described as follows:

The north one-half of Lot 3 of Curtis and Shoemake Tract, Section 34, Township 15 south, range 23 east, Mount Diablo Base and Meridian, according to the map thereof recorded in Book 1, page 6 of miscellaneous maps, Fresno County Records.

Excepting therefrom that portion lying within Tract No. 1691, Vissio Tract; Tract No. 1851; Vissio Tract No. 2; Tract No. 2016; Vissio Tract No. 3 and Tract No. 2262, Vissio Tract No. 4.

EXHIBIT B-1





REEDLEY CITY COUNCIL

\boxtimes	Consent
	Regular Item
	Workshop
3-1-5	ClosedSession
	Public Hearing

ITEM NO: ____

DATE:

September 25, 2018

TITLE:

APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE AMENDMENT #1 TO A PROFESSIONAL SERVICES CONTRACT WITH CALSTART, INC. AND THE CITY OF MENDOTA FOR COORDINATION, OUTREACH, AND SUPPORT SERVICES FOR

THE SUSTAINABLE AVIATION PROJECT

SUBMITTED:

Paul A. Melikian, Assistant City Manager

APPROVED:

Nicole R. Zieba, City Manager ₩

RECOMMENDATION

Staff recommends that the City Council approve and authorize the City Manager or designee to execute Amendment #1 to a professional services contract with California Energy Commission San Joaquin Valley Clean Transportation Center (CALSTART), Inc. and the City of Mendota extending the contract to September 30, 2019; and increasing the maximum compensation from \$25,000 to \$30,000 that would primarily cover legal expenses related to working with the Federal Aviation Administration (FAA) to obtain the regulatory approvals necessary to begin flight training operations.

EXECUTIVE SUMMARY

The attached amendment would extend the cities of Reedley and Mendota's Professional Services Contract with CALSTART for one additional year, to September 30, 2019, and increase the total available compensation under the agreement by \$5,000, from \$25,000 to \$30,000, to cover the aforementioned legal expenses.

With approval from both the City of Mendota and the City of Reedley, CALSTART retained Ms. Justine Harrison, a respected and recommended aviation attorney, in 2017 to assist with regulatory negotiations and processes with the FAA. Ms. Harrison's primary focus since being retained as been to assist with gaining approval to use the four Pipistrel Alpha Electro aircraft in the project for flight training operations. Initial costs for Ms. Harrison's services were covered through a generous donation from a project supporter in Southern California. However, that funding has been exhausted and now that the end of flight testing and validation to support the petition is within sight, the City of Mendota wishes to use \$5,000 of its previously allocated "Project Admin Cost" funding from the project to support costs for Ms. Harrison to complete the petition process with the FAA. Ms. Harrison has been reasonable with her time billed to this project, and has done significant work pro-bono because she is such a strong believer in the project goals.

In a letter to the Fresno County Transportation Authority (FCTA) dated September 11, 2018 (attached Exhibit 'A'), the City of Reedley, City of Mendota, and CALSTART requested an amendment to the project budget, specifically the "Project Admin Cost" section, for the New Technology Reserve Sub Program for the Sustainable Aviation Project. The budget amendment would allow the reallocation of \$5,000 of available grant administration dollars from the City of Mendota to CALSTART. The compensation increase contained in the amendment is contingent upon the FCTA's approval of the reallocation of the grant dollars.

BACKGROUND

On July 25, 2017, the City Council approved a professional services contract with California Energy Commission San Joaquin Valley Clean Transportation Center (CALSTART), Inc. and the City of Mendota for coordination, outreach, and support services for the Sustainable Aviation Project.

On April 25, 2017, the City Council approved a Program Eligibility and Funding Agreement with the Fresno County Transportation Authority (FCTA) and the City of Mendota for the purchase of four Pipistrel Alpha Electro trainer aircraft, as well as flight training cost assistance for low income veterans, students and others from disadvantaged communities, and administrative costs for partnering agencies and the California Energy Commission San Joaquin Valley Clean Transportation Center (CALSTART) to demonstrate the feasibility of advanced electrified aviation technology.

FISCAL IMPACT

There is no anticipated impact to the City, General Fund or otherwise, as a result of approving the amendment to the professional services contract as all costs will be reimbursed by the Fresno County Transportation Authority under the Program Eligibility and Funding Agreement approved by the City Council on April 25, 2017. All costs incurred to date been fully reimbursed by the FCTA.

ATTACHMENTS

Amendment #1 to Professional Services Contract
Exhibit 'A' - Letter to the Fresno County Transportation Authority dated September 11, 2018
Professional Services Contract dated August 1, 2017
Report to the City Council dated July 25, 2017

AMENDMENT #1 TO PROFESSIONAL SERVICES CONTRACT

This Amendment to Professional Services Contract ("Agreement"), is made and entered into by and between, CALSTART, Inc. (the "Consultant"), a California non-profit organization whose principal place of business is 48 S. Chester Avenue, Pasadena, California 91106, and the cities of Reedley and Mendota (the "Cities"), whose principal places of business are 1717 9th Street, Reedley, CA 93654, and 643 Quince St, Mendota, CA 93640, respectively.

RECITALS

WHEREAS, On April 25, 2017, the City Council approved a Program Eligibility and Funding Agreement with the Fresno County Transportation Authority (FCTA) and the City of Mendota for the purchase of four (4) Pipistrel Alpha Electro trainer aircraft, as well as flight training cost assistance for low income veterans, students and others from disadvantaged communities, and administrative costs for partnering agencies and the California Energy Commission San Joaquin Valley Clean Transportation Center (CALSTART) to demonstrate the feasibility of advanced electrified aviation technology; and

WHEREAS, On July 25, 2017, the City Council approved a Professional Services Contract with California Energy Commission San Joaquin Valley Clean Transportation Center (CALSTART), Inc. and the City of Mendota for coordination, outreach, and support services for the Sustainable Aviation Project with a term ending September 30, 2018; and

WHEREAS, Additional time and grant resources are required for the Consultant to complete required legal and technical work to accelerate the timeline to submit a petition for exemption to the Federal Aviation Administration to recertify the Alpha Electros so that flight training operations can begin, which is one of the primary goals of the project.

NOW, THEREFORE, The parties hereto agree to amend the existing Agreement as follows:

- 1. Term. The respective duties and obligations of the contracting parties shall be for the period commencing on October 1, 2018 and ending on September 30, 2019. Notwithstanding anything to the contrary set forth herein, this Agreement may be terminated by the Cities or the Consultant upon 30 days written notice by either party. The provisions contained in Section 3, Section 4 and Section 5 shall survive any termination of this Agreement.
- 7. Compensation, Payment and Invoice Submission. The maximum amount payable under this agreement is increased from \$25,000 to \$30,000, contingent upon the Fresno County Transportation Authority's approval of an amendment to the "Project Admin Cost" section for the New Technology Reserve Sub Program Sustainable Aviation Project, as detailed in the attached letter to the FCTA dated September 11, 2018 (Exhibit 'A'). The Cities have no obligation to pay more than \$30,000 without a future contract amendment authorized by the governing bodies.

Payments will be made as follows: the Consultant shall track all hours and expenses associated with the project and submit a detailed invoice to each city on a time and materials basis, according to the table below, no more than on a monthly frequency. All expenses shall be submitted with appropriate documentation such as receipts or other proof of payment. For ease of processing payments to Consultant, the City of Reedley agrees to be the lead agency to

make payments to Consultant on behalf of both Cities and request reimbursements from the granting agency. Payments to Consultant shall only be made if both Cities do not contest any costs shown on invoices.

Consultant Billing Rates by Labor Class

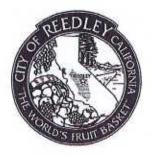
Administrative/Intern Staff	\$76.87
Associate Project Manager	\$107.93
Project Manager	\$141.30
Program Manager/Senior Proj Mgr	\$197.02
Senior Program Mgr/Regional Dir	\$305.71
Senior Manager/Executive	\$442.84

Other direct costs will be burdened by a 12.54% indirect rate which is consistent with the Consultant's federally approved indirect rates and cost allocation plan.

IN WITNESS WHEREOF, the parties have executed this Amendment #1 effective as of the date first above written.

City of Reedley		City of Mendota					
Ву:	Nicole R. Zieba City Manager	Ву:	Cristian Gonzalez Interim City Manager / Director of Planning & Public Works				
Date:	8	Date:					
CALS	TART, Inc.						
By:	Piero Stillitano Chief Financial Officer						
Date:							

Exhibit 'A'



845 "G" Street Reedley, Ca 93654

September 11, 2018

Mike Leonardo, Executive Director Fresno County Transportation Authority 2220 Tulare Street, Suite 411 Fresno, CA 93721

Dear Mr. Leonardo:

The City of Reedley, City of Mendota, and CALSTART respectfully request an amendment to the project budget, specifically the "Project Admin Cost" section, for the New Technology Reserve Sub Program for the Sustainable Aviation Project.

Budget Modification Justification

With approval from both the City of Mendota and the City of Reedley, CALSTART retained Ms. Justine Harrison, a respected and recommended aviation attorney, in 2017 to assist with regulatory negotiations and processes with the FAA. Ms. Harrison's primary focus since being retained as been to assist with gaining approval to use the four (4) Pipistrel Alpha Electro aircraft in the project for flight training operations. Initial costs for Ms. Harrison's services were covered through a generous donation from a project supporter in Southern California. However, that funding has been exhausted and now that the end of flight testing and validation to support the petition is within site, the City of Mendota wishes to use \$5,000 of its previously allocated "Project Admin Cost" funding from the project to support costs for Ms. Harrison to complete the petition process with the FAA. Ms. Harrison has been very reasonable with her time for this project and has done significant work pro-bono because she is such a strong believer in the project goals. We believe the \$5,000 is going to sufficient to complete the petition process.

The total value of the Project Admin Cost would remain at \$75,000; however, under this request, \$5,000 of available grant funding would be moved from City of Mendota to "CALSTART SJVCTC reporting". This move is necessary since the legal services agreement is between Ms. Justine Harrison and CALSTART.

Thank you for your consideration in this matter.

Nicole R. Zieba

City Manager, City of Reedley

Cristian Gonzalez

Interim City Manager, City of Mendota

Joseph Oldham, CALSTART

Date	Invoice Number	Period Covered			
8/29/2018	Mendota-4				

Measure C New Technology Reserve Subprogram Sustainable Aviation Project

Approved by: Title:

Grant Expenses			Measure C Approved	C	urrent Invoice Amount		Previously Involced	Re	maining Balance
Equipment/infrastructure	- 19								
4 Pipistrel Alpha Electro trainers		. \$	746,348.00	\$		2	722,998.90	s	23,349.10
4 Installation of electric aircraft chargers	3	\$	60,000.00	3.5	356.80	\$	17,910.58	000000	41,732.62
2 Hangars in Mendota		\$	100,000.00	2.5	1,363.04	9970	15,000.00	\$	83,636.96
*	Subtotal;	\$	906,348.00	\$	1,719.84	\$	755,909.48	\$	148,718.66
Project Admin Cost									
City of Mendota data collection		\$	25,000,00					\$	25,000.00
City of Reedley data collection		\$	25,000.00			\$	7,591.09	\$	17,408.91
CALSTART SJVCTC reporting		\$	25,000.00			2	25,000.00	\$	17,400,31
4	Subtotal:	\$	75,000.00	\$		\$	32,591.09	\$	42,408.91
Workforce Development Cost	153								
Flight training Cost Assistance									
for low income students		\$	90,000.00					\$	90,000.00
	Subtotal:	\$	90,000.00	\$		\$		8	90,000.00
	10		36	•		ઁ	-	Y	30,000.00
	Total	\$	1,071,348.00	\$	1,719.84	\$	788,500.57	\$	281,127.59
				_		_		-	T
Match Funding CALSTART SJVCTC CEC funding					ø				
(Project Implementing support)		ø	90,000,00		41				
Mazzei Flying Service (in kind)		\$	22,000.00					\$	22,000.00
Reedley College (in kind)	65	\$	1,449,000.00					\$	1,449,000.00
City of Mendota Charger Operations		\$ \$	200,000.00				196	\$	200,000.00
City of Reedley Charger Operations			47,440.00					\$.	47,440.00
and accomply original obeiginis	Subtotal:	\$	47,440.00	*		\$	1,749.00	\$	45,691.00
	ountotal.	Ψ	1,765,880.00	\$	1.0	\$	1,749.00	\$	1,764,131.00
Total Proje	ct Cost:	\$	2,837,228.00						
			20		77				



PROFESSIONAL SERVICES CONTRACT

This Professional Services Contract ("Agreement"), is made and entered into by and between, CALSTART, Inc. (the "Consultant"), a California non-profit organization whose principal place of business is 48 S. Chester Avenue, Pasadena, California 91106, and the cities of Reedley and Mendota (the "Cities"), whose principal places of business are 1717 9th Street, Reedley, CA 93654, and 643 Quince St, Mendota, CA 93640, respectively.

NOW, THEREFORE, it is agreed as follows:

- 1. Term. The respective duties and obligations of the contracting parties shall be for the period commencing on August 1, 2017 and ending on September 30, 2018. Notwithstanding anything to the contrary set forth herein, this Agreement may be terminated by the Cities or the Consultant upon 30 days written notice by either party. The provisions contained in Section 3, Section 4 and Section 5 shall survive any termination of this Agreement.
- 2. Services. The Consultant shall perform the duties outlined in Appendix A Statement of Work, included herein ("Work" or "Services").
 - 3. Independent Contractor Relationship.
- (a) The Consultant shall perform the services contemplated by this Agreement as an independent contractor. The Consultant acknowledges that it is not an agent or representative of the Cities and has no authority to act for or bind the Cities without prior written consent.
- (b) The Consultant represents that it has the legal authority to enter and perform the requirements of this Agreement and will maintain such status to complete the Work hereunder.
- (c) Indemnity for Professional Liability: When the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, protect, defend, and hold harmless the Cities and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs, and expenses, including legal counsel's fees and costs to the extent same are caused in whole or in part by any negligent or wrongful act, error, or omission of Consultant, its officers, agents, employees, or Subconsultants (or any Agency or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.
- (d) Indemnity for Other Than Professional Liability: Other than in the performance of professional services and to the full extent permitted by law, Consultant shall indemnify, defend, and hold harmless the Cities, and any and all of its employees, officials and agents from and against any liability (including

liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsels fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the negligent performance of this Agreement by Consultant or by any individual or Agency for which Consultant is legally liable, including, but not limited to, officers, agents, employees, or subcontractors of Consultant.

- 4. Insurance. Without limiting Consultant's indemnification of the Cities, and prior to commencement of Work, Consultant shall obtain, provide, and continuously maintain at its own expense during the term of this Agreement, and shall require any subconsultants to obtain and maintain, policies of insurance of the type and amounts described below and in a form satisfactory to the Cities.
 - (a) Workers' Compensation. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least one million dollars (\$1,000,000)).
 - (b) General Liability. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, or equivalent, in an amount not less than one million dollars (\$1,000,000) per occurrence, two million dollars (\$2,000,000) general aggregate, for bodily injury, personal injury, and property damage, including without limitation, blanket contractual liability. General liability policies shall provide or be endorsed using Insurance Services Office forms CG 20 10 to provide that Agency and its officers, officials, employees, and agents shall be additional insureds under such policies.
 - (c) Automobile Liability. If Consultant (or subconsultants) utilizes automobiles in the performance of services under this agreement, Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than one million dollars (\$1,000,000) combined single limit for each accident.
 - (d) <u>Professional Liability (Errors & Omissions)</u>. Consultant shall maintain professional liability insurance that insures against professional errors and omissions that may be made in performing the Services to be rendered in connection with this Agreement, in the minimum amount of one million dollars (\$1,000,000) Per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be

- before the effective date of this agreement, and Consultant agrees to maintain continuous coverage through a period no less than one year after completion of the Services required by this Agreement.
- (e) Proof of Insurance. Consultant shall provide to Agency, certificates of insurance and endorsements, as required, as evidence of the insurance coverage required herein. Insurance certificates and endorsements must be approved by Cities prior to commencement of performance. Current evidence of insurance shall be kept on file with the Cities at all times during the term of this Agreement. The Cities reserve the right to require complete, certified copies of all required insurance policies, at any time.
- (f) Acceptable Insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VII (or larger), in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the Cities.
- (g) Enforcement of Contract Provisions (non estoppel). Consultant acknowledges and agrees that any actual or alleged failure on the part of the Cities to inform Consultant of non-compliance with any requirement imposes no additional obligations on the Cities, nor does it waive any rights hereunder.
- (h) <u>Specifications not Limiting.</u> Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type.
- (i) Notice of Cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to Agency with thirty (30) days' notice of cancellation (except for nonpayment for which ten (10) days' notice is required) or nonrenewal of coverage for each required coverage.
- (j) <u>Self-insured Retentions.</u> Any self-insured retentions must be declared to and approved by Agency. Agency reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by Agency.

- (k) <u>Timely Notice of Claims</u>. Consultant shall give Agency prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.
- 5. Work Product. Consultant agrees that all materials, notes, records, developments, discoveries and trade secrets conceived, discovered, developed by Consultant, solely or in collaboration with others, in performing the services of this Agreement, are the property of the Cities. Consultant further represents that all materials and content is provided free of royalty or other obligation. The Cities shall provide an unrestricted and no-cost license for Consultant to use work products developed under this project for public benefit purposes that are not competitive with this project and do not represent a conflict of interest with the project.
- 6. Liability. With regard to the Work to be performed by the Consultant pursuant to the terms of this Agreement, the Consultant shall not be liable to the Cities, or to anyone who may claim any right due to any relationship with the Cities, for any acts or omissions in the performance of Work on the part of the Consultant except (i) in the event of a breach by Consultant of its obligations under this Agreement or (ii) when said acts or omissions of the Consultant are due to the negligence or fraud of the Consultant.
- 7. Compensation, Payment and Invoice Submission. The maximum amount payable under this agreement is \$25,000.00. The Cities agree to reimburse Consultant for eligible time for Work as defined in Appendix A Statement of Work from April 12, 2017, the effective date of the Program Eligibility and Funding Agreement between the cities of Mendota and Reedley and the Fresno County Transportation Authority. Services prior to this date are not eligible for reimbursement. The Cities have no obligation to pay more than \$25,000.00 without a future contract amendment authorized by the governing bodies.

Payments will be made as follows: the Consultant shall track all hours and expenses associated with the project and submit a detailed invoice to each city on a time and materials basis, according to the table below, no more than on a monthly frequency. All expenses shall be submitted with appropriate documentation such as receipts or other proof of payment. For ease of processing payments to Consultant, the City of Reedley agrees to be the lead agency to make payments to Consultant on behalf of both Cities and request reimbursements from the granting agency. Payments to Consultant shall only be made if both Cities do not contest any costs shown on invoices.

Government Billing Rates by Labor Class

Administrative/Intern Staff	\$98.35
Associate Project Manager	\$115.45
Project Manager	\$145.38
Program Manager/Senior Proj Mgr	\$222.34
Senior Program Mgr/Regional Dir	\$290.76
Senior Manager/Executive	\$474.63

Other direct costs will be burdened by a 12.54% indirect rate which is consistent with the Consultant's federally approved indirect rates and cost allocation plan.

- 8. Amendment; Waiver. No amendment, modification or waiver of any provision of this Agreement shall be effective unless such amendment, modification or waiver is mutually agreed upon in writing by the parties hereto. The failure of any party to enforce any of the provisions of this Agreement shall in no way be construed as a waiver of such provisions and shall not affect the right of such party thereafter to enforce each and every provision of this Agreement in accordance with its terms. The waiver by any party of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach of any provision of this Agreement.
- 9. Governing Law. The provisions of this Agreement shall be governed by and construed in accordance with the laws of the State of California.
- 10. Arbitration. Any controversy or claim arising out of or relating to this Agreement, or the breach of this Agreement, that cannot be resolved by the parties in a reasonable amount of time, shall be settled by arbitration in accordance of the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) shall be entered in any court of competent jurisdiction. For that purpose, the parties hereto consent to the jurisdiction and venue of an appropriate court located in the State of California, County of Fresno. In the event that litigation results from or arises out of this Agreement or the performance hereof, the parties agree to reimburse the prevailing party's reasonable attorney's fees and reasonable out-of-pocket and documented expenses and court costs, whether or not taxable by the court as costs, in addition to any other relief to which the prevailing party may be entitled.
- 11. Counterparts and Facsimile Signatures. This Agreement may be executed in one or more counterparts and each of them shall be deemed to be one and the same instrument. This Agreement may be executed by facsimile signatures, including electronic format.

City of Reedley

By:

Nicole R, Zieba
City Marlager

Date:

CALSTART, Inc.

By:

Scott Carrano
Chief Financial Officer

Date:

By:

Solution

City of Mendota

By:

Vince DiMaggio
City Manager

Date:

Date:

Date:

Chief Financial Officer

Appendix A - Statement of Work

Consultant shall:

- 1. Assist the Cities of Reedley and Mendota with public engagement and outreach for the project. This work shall include, but not be limited to:
 - a. Presenting information about the project at national aviation association events and forums,
 - b. Providing interviews with local and national media about the project,
 - c. Providing information about and promoting the project with aviation industry representatives,
 - d. Developing content and providing updates through the project website,
 - e. Engaging Federal agencies and Congressional representatives, such as U.S. Department of Transportation, U.S. Department of Labor, and the White House to educate them about the project and work to address any regulatory issues that potentially impact the project,
 - f. Engaging State agencies such as the California Energy Commission, California Air Resources Board, and others to provide updates about the project and encourage their support and potential funding for project expansion.
 - g. Assist with fund raising and sponsor engagement to enhance and support project expansion.
- 2. Provide primary point of contact engagement with the Federal Aviation Administration and Pipistrel Aircraft regarding aircraft airworthiness certification, registration, and pilot training requirements.
- 3. Assist the City of Reedley and City of Mendota with hangar construction specifications and budget review, charger installation technical support, and any required liaison work with Pacific Gas and Electric company related to electric power requirements at the airport sites.
- 4. Work with the flight school selected for the project to deploy the four (4) Pipistrel Alpha Electros successfully in flight training operations.
- Assist the City of Reedley and City of Mendota with lease-back contract development.
- 6. Develop and implement a data collection protocol for the project and work with site hosts for the chargers and flight school to gather the following data:
 - a. Number of flight hours logged per aircraft per month
 - b. Number of kWh of electricity used to charge each aircraft
 - c. Total kWh of electricity used to charge all four aircraft per month
 - d. Number of students trained in the aircraft per year and over the term of the project
 - e. Cost of maintenance for each aircraft per year and over the term of the project
 - f. Average flight time and range per charge per year
 - g. Battery state-of-charge performance of the term of the project

Pilot acceptance and instructor acceptance of the aircraft in the first two years (subjective evaluation)



REEDLEY CITY COUNCIL

2.1	
1	Consent
	Regular Item
	Workshop
\sqcap	ClosedSession
Ħ	Public Hearing
	. done . loui

ITEM NO: 1

DATE:

July 25, 2017

TITLE:

APPROVAL OF DOCUMENTS PERTAINING TO THE SUSTAINABLE AVIATION PROJECT, A MEASURE "C" REGIONAL PUBLIC TRANSIT PROGRAM: NEW TECHNOLOGY RESERVE SUB PROGRAM PROJECT

- ADOPT RESOLUTION NO. 2017-074 AMENDING THE 2017-18 ADOPTED BUDGET APPROPRIATING \$330,780 IN THE FRESNO COUNTY NEW TECHNOLOGY SUB PROGRAM FUND FOR GRANT-RELATED PROFESSIONAL SERVICES AND REBUDGETING **AIRCRAFT** ACQUISITION COSTS
- APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH CALSTART, INC. AND THE CITY OF MENDOTA IN AN AMOUNT NOT TO EXCEED \$25,000 FOR COORDINATION, OUTREACH, AND SUPPORT SERVICES FOR THE SUSTAINABLE AVIATION PROJECT, INCLUDING AUTHORIZING THE CITY MANAGER TO MAKE NON-SUBSTANTIVE REVISIONS TO THE CONTRACT TO CLARIFY CERTAIN TERMS

SUBMITTED: Paul A. Melikian, Assistant City Manager

APPROVED:

Nicole R. Zieba, City Manager

RECOMMENDATION

Staff recommends that the City Council adopt resolution no. 2017-074 amending the adopted budget appropriating \$330,780 in the Fresno County New Technology Sub Program Fund (new City fund) for grant-related professional services, and rebudgeting aircraft acquisition costs for (2) Pipistrel Alpha Electro Trainer Aircraft; and approve and authorize the City Manager or designee to execute a professional services contract with California Energy Commission San Joaquin Valley Clean Transportation Center (CALSTART), Inc. and the City of Mendota for coordination, outreach, and support services for the Sustainable Aviation Project, including granting authority to the City Manager to make non-substantive revisions to the contract to clarify certain terms.

EXECUTIVE SUMMARY

In April and May 2017, the City Council approved a Program Eligibility and Funding Agreement with the Fresho County Transportation Authority (FCTA) and the City of Mendota for the Sustainable Aviation Project, and granted purchase and buciget approvals for (2) Pipistrel Alpha Electro Trainer Aircraft and related costs. The purchase agreements with the aircraft manufacturer only called for an initial deposit to secure the order, therefore only \$68,220 of the original acquisition budget of \$374,000 was expended last fiscal year. As a result, the remaining payments will be incurred in the current 2017-18 fiscal year and need to be rebudgeted. In addition, staff requests that the City Council authorize an additional \$25,000 for professional services provided by CALSTART for coordination, outreach and support services to the cities of Reedley and Mendota in achieving program milestones and project goals. The

Report to the City Council CALSTART, Inc. Grant-Related Professional Services Contract and Sustainable Aviation Program Rebudget July 25, 2017

services to be provided by CALSTART are summarized below, and further detailed in the attached Professional Services Contract under Exhibit A:

- Assist the Cities of Reedley and Mendota with public engagement and outreach for the project. This work shall include, but not be limited to:
 - Presenting information about the project with aviation industry representatives, at national aviation association events/forums, and with local and national media about the project,
 - b. Developing content and providing updates through the project website,
 - c. Engaging Federal agencies and Congressional representatives, such as U.S. Department of Transportation, U.S. Department of Labor, and the White House to educate them about the project and work to address any regulatory issues that potentially impact the project,
 - d. Engaging State agencies such as the California Energy Commission, California Air Resources Board, and others to provide updates about the project and encourage their support and potential funding for project expansion.
 - Assist with fund raising and sponsor engagement to enhance and support project expansion.
- Provide primary point of contact engagement with the Federal Aviation Administration and Pipistrel Aircraft regarding aircraft airworthiness certification, registration, and pilot training requirements.
- 3. Assist the City of Reedley and City of Mendota with hangar construction specifications and budget review, charger installation technical support, and any required liaison work.
- Work with the flight school selected for the project to deploy the aircraft successfully in flight training operations.
- Assist the City of Reedley and City of Mendota with lease-back contract development.
- 6. Develop and implement a data collection protocol for the project and work with site hosts for the chargers and flight school to gather detailed program and flight data:

Contract Terms

The term of the professional services contract will run from August 1, 2017 through September 30, 2018; however the contract specifically allows CALSTART to invoice the cities for work done from the effective date (April 12, 2017) of the Program Eligibility and Funding Agreement with the FCTA. The cities will be billed on a time and materials basis using the rates provided in Section 7 of the attached contract. The maximum amount that may be paid under this contract will be \$25,000, and can only be exceeded if the contract is amended and approved by all parties. CALSTART will submit a detailed invoice to each city no more than on a monthly frequency. All expenses shall be submitted with appropriate documentation such as receipts or other proof of payment. For ease of processing payments to CALSTART the City of Reedley agrees to be the lead agency to make payments on behalf of both cities and request reimbursements from the FCTA. Payments to CALSTART will only be made if both cities do not contest any costs shown on invoices.

BACKGROUND

On April 25, 2017, the City Council approved a Program Eligibility and Funding Agreement with the Fresno County Transportation Authority (FCTA) and the City of Mendots for the purchase of four (4) Pipistrel Alpha Electro trainer aircraft, as well as flight training cost assistance for low income veterans, students and others from disadvantaged communities, and administrative costs for partnering agencies and the California Energy Commission San Joaquin Valley Clean Transportation Center (CALSTART) to demonstrate the feasibility of advanced electrified aviation technology. The intent of the program is

Report to the City Council CALSTART, Inc. Grant-Related Professional Services Contract and Sustainable Aviation Program Rebudget July 25, 2017

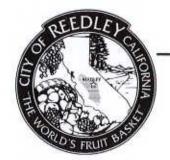
for the cities to act in conjunction with Reedley College, the CALSTART, and Mazzei Flying Service; and as such, additional partnering agreements will be forthcoming to the City Council for consideration as program, operational and administrative details are worked out. Although 100% of the acquisition costs will be reimbursed by the grant, the funds are being administered/expended by the City and subject to all current financial procedures and review standards.

FISCAL IMPACT

There is no anticipated impact to the City, General Fund or otherwise, as a result of approving the budget amendment or professional services contract as all costs will be reimbursed by the Fresno County Transportation Authority under the Program Eligibility and Funding Agreement approved by the City Council on April 25, 2017. All costs incurred to date, for the initial deposit to order the aircraft, have been fully reimbursed by the FCTA.

ATTACHMENTS

Budget Resolution 2017-074
Professional Services Contract with CALSTART, Inc. and City of Mendota



REEDLEY CITY COUNCIL

	Consent Calenda
	Regular Item
	Workshop
	Closed Session
\boxtimes	Public Hearing
	-1

ITEM NO:

DATE:

September 25, 2018

TITLE:

INTRODUCTION AND FIRST READING OF ORDINANCE NO. 2018-006, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY APPROVING CHANGE OF ZONE APPLICATION NO. 2018-2 AND AUTHORIZING THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE

CITY OF REEDLEY

SUBMITTED: Rob Terry, Director

Community Development Department

APPROVED: Nicole Zieba

City Manager

RECOMMENDATION

Staff recommends that the City Council take the following action:

- 1. Hold a Public Hearing on the Introduction and First Reading of Ordinance No. 2018-006, an Ordinance of the City Council of the City of Reedley Approving Change of Zone Application 2018-2, and authorizing the amendment of the official zoning map of the City of Reedley
- Receive Environmental Assessment No. 2018-10, a finding that no new environmental document 2. is required for this project, dated August 30, 2018

EXECUTIVE SUMMARY

Ordinance 2018-006 (Change of Zone Application No. 2018-2) pertains to the reclassification of two vacant adjacent properties (APNs 368-021-27 & 368-021-63S) from the ML (Light Industrial) zone district to the CC (Central and Community Commercial) zone district designation. The proposed Change of Zone Application is consistent with the 2030 General Plan Community Commercial Planned Land Use Designation. The future development of the property is anticipated to be an expansion of the existing shopping center to the north, which would be more accurately classified under the CC (Central and Community Commercial) zone district designation compared to its existing industrial zone district designation. The design of this future development shall be subject to the Site Plan Review process.

Staff is presenting Ordinance 2018-006 (Change of Zone Application No. 2018-2) to the City Council for their consideration following review, public comment and recommendation for approval by the Reedley Planning Commission.

PROJECT DESCRIPTION/BACKGROUND

Ordinance 2018-006 (Change of Zone Application No. 2018-2) has been filed pertaining to approximately 2.62 acres of property located at 667 and 479 N Reed Avenue (APN's 368-021-27 & 368-021-63S) south of the Riverwalk Shopping Center, north of the Reedley Parkway. The applicant is requesting authorization to reclassify the subject property from the ML (Light Industrial) zone district to the CC (Central and Community Commercial) zone district.

The subject property is identified in the Reedley General Plan Update 2030 with a Community Commercial Planned Land Use. The current underlying zone district designation is ML (Light Industrial) zone district. As required by State Planning Law and Reedley General Plan Polices, a project can only be approved if there is consistency between the planned land use and zone district designation. The applicant proposed CC (Central and Community Commercial) zone district, which is consistent with the Table 2-4 Planned Land Use and Zone District Consistency Matrix (GPU, Page 30).

The future development of the property is anticipated to be an expansion of the existing shopping center to the north, which would be more accurately classified under the CC (Central and Community Commercial) zone district designation compared to its existing industrial zone district designation. The design of this future development shall be subject to the Site Plan Review process.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Community Commercial Planned Land Use	CC (Central and Community Commercial) zone district	Existing Commercial development
East	Public / Institutional Facility Planned Land Use	RCO (Resource Conservation and Open Space) zone district	Reedley High School
South	Open Space & Community Commercial Planned Land Use	RCO (Resource Conservation and Open Space) & ML (Light Industrial) zone districts	Reedley Parkway and Gas Station
West	Open Space Planned Land Use	RCO (Resource Conservation and Open Space) zone district	Reedley Parkway

LAND USE

The overall guiding land use principles described in the General Plan are designed to provide an overall direction to assist decision-makers in determining the appropriateness of a request to changing either a planned land use or zone district designation. Those guiding principles are described in detailed statements of goals and polices outlined in the approved GPU (GPU, 2.3 Land Use Element Guiding Principles). Below are the applicable policy statements:

(a) Plan for urban growth in a manner that minimizes impacts on agriculture and the consumption of agricultural land.

- (b) Increase residential densities to reduce the impacts related to loss of agricultural lands.
- (c) Establish a pattern of urban development which provides for the economically efficient provision of urban services with particular emphasis on sewer, water and storm drainage infrastructure.
- (d) Provide transitions between various land uses and intensities using high quality design.
- (e) Public open space shall be made an integral part of new development in the planning area.

Moreover there are also specific Land Use Element goals and policies, which when applied, would further indicate the appropriateness of the request. In this case, these goals and policies further support the zone district reclassification, as well as, the potential future approval of the Site Plan Review Application. Below are those directly applicable policy statements:

- LU 2.4.3 Develop pedestrian amenities in the Downtown area to include open space or plazas, street furniture and lighting and signage.
- LU 2.5.12: New urban development should occur in an orderly manner with initial development occurring on the available undeveloped properties within the City's limits which would be considered in-fill, by-passed parcels or in parcels in close proximity to the urban core, places of employment and established neighborhoods.
- LU 2.5.13: The City should promote and provide urban services to development within the City as a means of controlling and directing growth.
- LU 2.5.15: Provide transitional design between land use types and high quality urban uses.
- LU 2.5.16: The City shall encourage in-fill projects that incorporate pedestrian-oriented design.
- LU 2.5.17: The City shall propose plan areas and zone districts that can accommodate mixed use planning that will provide a combination of residential, commercial services and employment opportunities all within close proximity.
- LU 2.7.3 Guide new development into compact neighborhoods around commercial centers, public open space and schools.
- LU 2.7.4 Incorporate interface design standards (e.g. setbacks, fencing) into each residential and commercial zone district to ensure compatibility.
- LU 2.7.5 Encourage and support within existing neighborhoods in-fill development.

Therefore, the appropriateness of the proposed project has been examined with respect to its consistency with guiding land use principles, goals and policies of the Reedley General Plan Update 2030 and regulatory standards set forth in the Reedley Municipal Code and its compatibility with surrounding existing or proposed uses. These factors have been evaluated as described above. Upon consideration of this evaluation, it can be concluded that the Ordinance 2018-006 (Change of Zone Application No. 2018-2) is appropriate for the subject property.

ENVIRONMENTAL REVIEW

On February 25, 2014, the City Council certified the Final Environmental Impact Report (SCH No. 2010031106), which was prepared for the proposed GPU pursuant to the California Environmental Quality Act (CEQA). The EIR provides a comprehensive single programmatic environmental document

that will allow the City of Reedley to carry out the proposed project and evaluates direct, indirect, and cumulative impacts of the proposed project, as well as project alternatives in accordance with the provisions set forth in CEQA and the CEQA Guidelines.

Pursuant to Section 15168(c)(2), the City as the lead agency, has determined that Ordinance 2018-006 (Change of Zone Application No. 2018-2) would have no effects that were not examined in the program EIR and that no new effects could occur or no new mitigation measures would be required as a result of the implementation of Ordinance 2018-006 (Change of Zone Application No. 2018-2). Staff provided a comprehensive analysis and review of the proposed amendments to the Reedley Municipal Code, and determined the results to be within the scope of the project described in the Program EIR.

It has also been determined that no new effect could occur beyond those identified and analyzed in the Program EIR (SCH No. 2010031106), and that no new mitigation measures are required for this project beyond those set forth in the program EIR (SCH No. 2010031106), pursuant to Section 15168(c)(2). Therefore, no new environmental document is required for this Project.

COMMITTEE/COMMISSION REVIEW/ACTIONS

On September 6, 2018, the Planning Commission held a Public Hearing on this application. The Commission received a written staff report and presentation, and invited the public to comment. No person spoke in objection to the project. After hearing all the testimony the City of Reedley Planning Commission, using their independent judgment, recommended to the City Council adoption of Environmental Assessment 2018-10, and approval of Annexation Application No. 2018-2.

PUBLIC NOTICING

Pursuant to the Government Code Section 65091 (Planning and Zoning Law) and Reedley Municipal Code, §10-22, it is required that a notice be published in a newspaper and be sent to surrounding property owners. The public hearing notice was published in the Reedley Exponent and was mailed to surrounding property owners on September 13, 2018. See Attachment 3 for the Proof of Publication and Public Noticing Map.

FISCAL IMPACT

The project applicant has paid all entitlement application fees.

<u>ATTACHMENTS</u>

- Ordinance No. 2018-006, an Ordinance of the City Council of the City of Reedley Approving Change of Zone Application 2018-2, and authorizing the amendment of the official zoning map of the City of Reedley
- 2. Resolution No. 2018-11, Recommending to the City Council Approval of Environmental Assessment No. 2018-10 and Change of Zone Application No. 2018-2
- 3. Ordinance 2018-006, Proof of Publication and Public Noticing Map, Dated September 13, 2018
- 4. Environmental Analysis 2018-10 Memo, Dated August 30, 2018
- 5. Exhibit A: Existing and Proposed Zoning Graphic
- 6. Exhibit B: Change of Zone Application 2018-2 Operational Statement

Motion:	
Second:	

ORDINANCE NO. 2018-006

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY APPROVING CHANGE OF ZONE APPLICATION NO. 2018-2 AND AUTHORIZING THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF REEDLEY

WHEREAS, Change of Zone Application No. 2018-2 pertains to the change of zoning of a 2.62 gross acres from the ML (Light Industrial) zone district to the CC (Central and Community Commercial) zone district designation; and

WHEREAS, the subject territory proposed to be rezoned consists of one two parcels located at 667 and 479 N Reed Avenue (APN's 368-021-27 & 368-021-63S) south of the Riverwalk Shopping Center, north of the Reedley Parkway; and

WHEREAS, the Reedley General Plan Update 2030 designates the subject territory with a Community Commercial Planned Land Use Designation; and

WHEREAS, Change of Zone Application No. 2018-2, requesting change from the ML (Light Industrial) zone district to the CC (Central and Community Commercial) zone district designation, is consistent with the GPU Planned Land Use and Zoning District Consistency Matrix; and

WHEREAS, Change of Zone Application No. 2018-2 will allow for consistency with the Reedley Municipal Code, Title 10, Zoning Regulations, Chapter 3 (Zoning District and Map) and Chapter 22 (Amendments); and

WHEREAS, On February 25, 2014, the City Council certified the Final Environmental Impact Report (SCH No. 2010031106), which was prepared for the proposed General Plan 2030 Update (GPA No. 2012-02) pursuant to the California Environmental Quality Act; and

WHEREAS, The City as the lead agency, has determined that Change of Zone Application 2018-2. would have no effects that were not examined in the program EIR and that no new effects could occur or no new mitigation measures would be required as a result of the implementation of Change of Zone Application No. 2018-3 pursuant to Section 15162 and Sections 15168(c)(2).

WHEREAS, the City of Reedley Planning Commission, at the regular meeting on September 6, 2018, held a public hearing, received a written staff report, invited public comment, independently deliberated, and recommended that the City Council of the City of Reedley approve Change of Zone Application No. 2018-2 by adopting Ordinance No. 2018-006; and

WHEREAS, the City Council of the City of Reedley, at the regular meeting on September 25, 2018, held a public hearing, received a written staff report, invited public comment, and independently deliberated.

NOW, THEREFORE, the City Council of the City of Reedley does hereby ordain as follows:

Section 1. The above recitals are true and correct; and

Section 2. The City Council of the City of Reedley FINDS that a mitigated negative declaration has been prepared for the project through Environmental Assessment No. EA 2018-10,

and preparation of such has been conducted in the manner required by State CEQA regulations; and

- Section 3. The City Council FINDS that Change of Zone Application No. 2018-2 is consistent with the Reedley General Plan Update 2030; and
- Section 4. The City Council FINDS that Change of Zone Application No. 2018-2 will allow for consistency with the Reedley Municipal Code, Title 10, Zoning Regulations, Chapter 3 (Zoning District and Map) and Chapter 22 (Amendments); and
- Section 5. The City Council hereby APPROVES Change of Zone Application No. 2018-2 and incorporates into the zoning law and map of the City of Reedley, as reflected on Map A; and
- Section 6. The City Council heretofore ADOPTS as part of the Official Zoning Map and is hereby amended to include the above changes; and
- Section 7. The City Clerk is hereby directed to cause this Ordinance to be published by one insertion in a newspaper of general circulation in the community within fifteen (15) days after its adoption; and
- Section 8. This Ordinance does not need to be codified because there is no text in the Municipal Code that needs to be revised; and
- Section 9. This Ordinance shall be in full force and effect thirty (30) days after its passage and adoption, as certified by the City Clerk.

I hereby certify that the foregoing Ordinance No. 2018-006 was introduced and given first

ATTEST:

reading by title only at a regular meeting of the Cit 25, 2018, and was thereafter duly adopted at a re 9, 2018, by the following vote:	y Council of the City of Reedley held on September gular meeting of said City Council held on October
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
ATTEST:	Anita Betancourt, Mayor City of Reedley
Sylvia Plata, City Clerk City of Reedley	

Map of affected parcel related to Change of Zone Application No. 2018-2

Ordinance 2018-006 Page 2 of 2

Attachment:

Map A:

RESOLUTION NO. 2018-11

A RESOLUTION OF THE CITY OF REEDLEY PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ENVIRONMENTAL ASSESSMENT NO. 2018-10 AND CHANGE OF ZONE APPLICATION NO. 2018-2

WHEREAS, Change of Zone Application No. 2018-2 has been filed pertaining to approximately 2.62+ acres of property located at 667 and 479 N Reed Avenue (APN's 368-021-27 & 368-021-63S) south of the Riverwalk Shopping Center, north of the Reedley Parkway; and

WHEREAS, the applicant is requesting authorization to reclassify the subject property from the ML (*Light Industrial*) zone district to the CC (*Central and Community Commercial*) zone district; and

WHEREAS, the change of zone application is consistent with the overall guiding land use principles described in the General Plan Update 2030, Land Use Element; and

WHEREAS, specific Land Use Element goals and policies, which when applied, would further support the zone district reclassification; and

WHEREAS, the Community Development Department staff consulted with responsible and trustee agencies (City Departments and external agencies) regarding the change of zone, then conducted an environmental analysis; and

WHEREAS, no new environmental document is required, pursuant to CEQA Sections 15162 and Section 15168(c)(2); and

WHEREAS, on September 6, 2018, the Planning Commission held a public meeting and received a staff report, staff presentation and accepted public comments.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

- 1. <u>Recitals</u>. The foregoing recitals are true and correct and incorporated herein by reference; and
- On February 25, 2014, the City Council certified the Final Environmental Impact Report (SCH No. 2010031106), which was prepared for the proposed General Plan 2030 Update (GPA No. 2012-02) pursuant to the California Environmental Quality Act.
- 3. The City as the lead agency, has determined that Change of Zone Application 2018-2. would have no effects that were not examined in the program EIR and that no new effects could occur or no new mitigation measures would be required as a result of the implementation of Change of Zone Application No. 2018-2 pursuant to Section 15162 and Sections 15168(c)(2).

- 4. No new environmental document is required for this Project.
- 3. The preparation and adoption of Change of Zone Application No. 2018-2 is consistent with Reedley General Plan Update 2030; and
- 4. The Planning Commission hereby recommends that the City Council of the City of Reedley approval of Change of Zone Application No. 2018-2; and

Pete Perez, Chair City of Reedley Planning Commission

5. This resolution is effective upon adoption.

This foregoing resolution is hereby approved and adopted at a regular meeting of the Reedley Planning Commission, in the City of Reedley, held on the 6th day of September, 2018, by the following vote:

AYES:

Barcellos, Hudson, Perez.

NOES:

None.

ABSTAIN:

None.

ABSENT:

Custodio.

ATTEST:

Rob 1 erry, secretary



City of Reedley

Community Development Department 1733 Ninth Street Reedley, CA 93654 (559) 637-4200 FAX 637-2139

COMMUNITY DEVELOPMENT DEPARTMENT

Proof of Service by Mail (required as per Reedley Municipal Code

SUBJECT: Notice	e of Public	Hearing:	City Council	Consideratio	n of Ordinar	nce No. 20	18-006
STATE OF CALIFO COUNTY OF FRE CITY OF REEDEL	SNO)					

I am an employee of the City of Reedley.

On September 13, 2018, I served the attached notice pursuant to Reedley Municipal Code on the persons named thereon or attached thereto by placing a true copy thereof with postage thereon fully prepaid in the United States mail.

I declare, under penalty or perjury, that the foregoing is true and correct.

Executed on September 13, 2018, at City of Reedley

Community Development Department 1733 Ninth Street Reedley, California 93654.

- Attachments: 1. Notice of Public Hearing
 - 2. List of Addresses
 - 3. Vicinity Map

CITY OF REEDLEY COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING Ordinance No. 2018-006 (Change of Zone Application No. 2018-2)

NOTICE IS HEREBY GIVEN that in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code; and, pursuant to the procedures of Title 10 of the Reedley Municipal Code, the Reedley City Council will conduct a public hearing to consider the following:

- 1. **Environmental Assessment No. 2018-10**: Recommend that the City Council finds that no new environmental document is required for this project, pursuant to California Environmental Quality Act Guidelines, Section 15162 and 15168(c)(2).
- 2. Ordinance No. 2018-006 (Change of Zone Application No. 2018-2): Recommend that the City Council approve the reclassification of two vacant adjacent properties (APNs 368-021-27 & 368-021-63S), located on the west side of North Reed Avenue between West Manning Avenue and West North Avenue, from the ML (Light Industrial) zone district to the CC (Central and Community Commercial) zone district designation. The proposed Change of Zone Application is consistent with the 2030 General Plan Community Commercial Planned Land Use Designation and is compatible with the surrounding zone districts.

REEDLEY CITY COUNCIL

Date: Tuesday, September 25, 2018
Time: 7:00 p.m., or thereafter
Place: City Hall Council Chambers
845 "G" Street, Reedley, CA 93654

The City Council Meeting Agenda will be available for review on the City of Reedley's website at http://www.reedley.com/ by 5:00 p.m. on Friday, September 21, 2018.

Any interested person may appear at the public hearing and present written testimony, or speak in favor or against the project proposal. If you challenge the above applications in court, you may be limited to raising only those issues, you, or someone else, raised at the public hearing described in this notice, or in written correspondence delivered to the Reedley City Council at, or prior to, the public hearing.

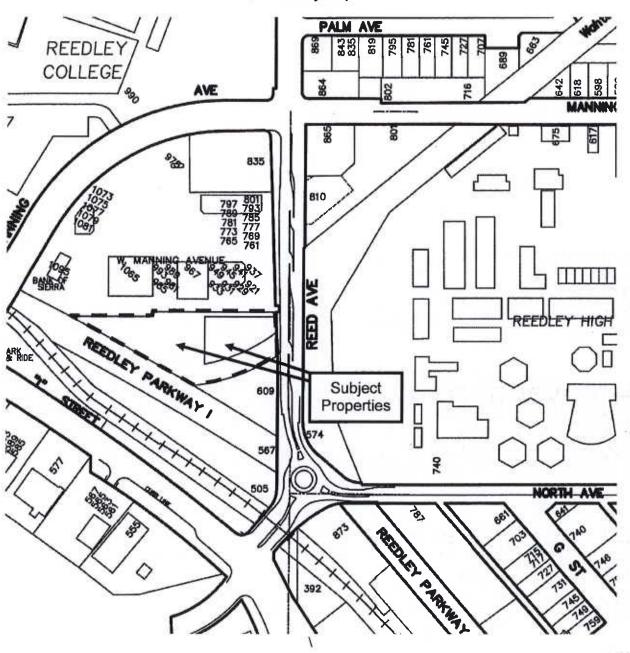
NOTE: Government Code Section 65091 (Planning and Zoning Law) requires that this notice be sent to owners of property within 300 feet of the subject property. The City of Reedley, Community Development Department has mailed this notice to the property owners within 350 feet of the project.

Additional information on the proposed application, including the environmental assessment, is available for public review and may be obtained from the Community Development Department, 1733 Ninth Street, Reedley, California 93654. Please contact Ellen Moore, Associate Planner at (559) 637-4200, ext. 222, or by email at ellen.moore@reedley.ca.gov for more information.

Assessor's Parcel Numbers: 368-021-27 & 368-021-63S

Date Published: September 13, 2018

Vicinity Map





Ordinance No. 2018-006 Change of Zone Application No. 2018-2 Public Hearing Notice Mailing List

KINGS CANYON UNIFIED SCHOOL DISTRICT 1801 10TH STREET REEDLEY, CA 93654

OTANI PROPERTIES 1690 WEST SHAW AVENUE #220 FRESNO CA 93720

OTANI PROPERTIES 1960 13TH ST REEDLEY CA 93654

PKM INVESTMENTS LLC 10462 SPAIN STREET ANAHEIM CA 92804

WJD L P P O BOX 146 REEDLEY CA 93654

SAN JOAQUIN VALLEY RAILROAD CO. P.O. BOX 937 EXETER CA 93221

LONGS DRUG STORES CALIFORNIA INC P O BOX 880 SPARKS MD 21152

STATE CENTER JOINT COMMUNITY COLLEGE DISTRICT 1525 EAST WELDON AVENUE FRESNO, CA 93704

STERGEOS DEMETREOS 1076 WEST ROBERTS AVENUE FRESNO CA 93711 Googla

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A PARCELQUEST

(2)	P	Co	APN	Owner	S Street Address	S City State Zip	Assessment Year	Assessor	Census Tract	Construction Type	Distance Feet	Distance Miles	Impr. Value	Land Value	Lot Acres	Lot SqFt	Use Code	Use Type
Ø	1	FRE	368- 021- 27	OTANI PROPERTIES	667 N REED AVE	REEDLEY CA 93654- 2433	2018	PAUL DICTOS, ASSESSOR	66.03/2					\$133,718	0.650	28,314	CPND000	MISCELLANEOUS
Ø	2	FRE	368- 021- 63S	OTANI PROPERTIES	479 N REED	REEDLEY CA 93654	2018	PAUL DICTOS, ASSESSOR	67.00/1			3 ()4114		\$118,596	1.970	85,813	1000000	VACANT

PARCELQUEST

1		QUEST															
Ø	φ	Co	APN	Owner	S Street Address	S City State Zip	Assessment Year	Assessor	Census Tract	Construction Type	Distance Feet	Distance Miles	Impr. Value	Land Value	Lot Acres	Lot SqFt	Use Code
Ø	1	FRE	368- 021- 14ST			REEDLEY CA 93654		PAUL DICTOS, ASSESSOR	66.03/2						0.010	435	- 3700-11
Ø	2	FRE	368- 021- 155T	REEDLEY CITY OF		REEDLEY CA 93654	!	PAUL DICTOS, ASSESSOR	66.03/2						0,010	435	
Z)	3	FRE	368- 021- 27	OTANI PROPERTIES	667 N REED AVE	REEDLEY CA 93654- 2433	2018	PAUL DICTOS, ASSESSOR	66.03/2		il†			\$133,718	0.650	28,314	CPND00
2	4	FRE	368- 021- 295	WJD L P WJD LP -	609 N REED AVE	REEDLEY CA 93654- 2433	2018	PAUL DICTOS, ASSESSOR	66.03/2		***		\$215,693	\$184,520	1.170	50,965	IRESOIL
2	5	FRE	368- 021- 30ST	REEDLEY CITY OF		REEDLEY CA 93654		PAUL DICTOS, ASSESSOR	67,00/1					Mile Here	1.690	73,616	
2)	<u>6</u>	FRE	368- 021- 445	OTANI PROPERTIES	505 N REED AVE	REEDLEY CA 93654- 2432	2018	PAUL DICTOS, ASSESSOR	66.03/2				\$5,280	\$110,907	0.860	37,461	CPSL000
2)	Z	FRE	368- 021- 635	OTANI PROPERTIES	479 N REED	REEDLEY CA 93654	2018	PAUL DICTOS, ASSESSOR	67.00/1					\$118,596	1.970	85,813	1000000
0	8	FRE	368- 021- 675T	REEDLEY CITY OF		REEDLEY CA 93654		PAUL DICTOS, ASSESSOR	66.03/2						0.040	1,742	
2)	2	FRE	368- 021- 68U	U PARCEL		REEDLEY CA 93654		PAUL DICTOS, ASSESSOR	66.03/2								
2	10	FRE	368- 021- 695	OTANI PROPERTIES	505 N REED AVE	REEDLEY CA 93654- 2432	2018	PAUL DICTOS, ASSESSOR	66.03/2				\$73,937	\$100,343	0,850	37,026	IWAH000
ð	11	FRE	368- 040- 13	PKM INVESTMENTS LLC	810 N REED AVE	REEDLEY CA 93654- 2441	2018	PAUL DICTOS, ASSESSOR	66.03/2				\$965,787	\$754,158	1.510	65,775	CCS3RES
9	12	FRE	368- 040- 21ST	KINGS CANYON JOINT UNIFIED		REEDLEY CA 93654	1	PAUL DICTOS, ASSESSOR	66.03/2	*****	111188		turnett Labor		1.980	86,248	
ð	13	FRE	368- 350- 275T	KINGS CANYON JOINT UNIFIED		REEDLEY CA 93654		PAUL DICTOS, ASSESSOR	67.00/2						1.970	85,813	
3	14	FRE	368- 350- 29T	KINGS CANYON JOINT UNIFIED		REEDLEY CA 93654		PAUL DICTOS, ASSESSOR	67.00/2						42.450	1,849,122	
)	15	FRE	368- 360- 105T	REEDLEY CITY OF		REEDLEY CA 93654		PAUL DICTOS, ASSESSOR	66.03/2	***********	011101				0.680	29,620	
	16	FRE	368- 360- 185U	U PARCEL		REEDLEY CA 93654		PAUL DICTOS, ASSESSOR	66.03/2	1,1,=		7			2.620	114,127	**********
	ız	FRE	368- 360- 29U	U PARCEL		REEDLEY CA 93654		PAUL DICTOS, ASSESSOR	66.03/2							304-303211	
	8	FRE	368- 360- 305T	REEDLEY CITY OF		REEDLEY CA 93654		PAUL DICTOS, ASSESSOR	66.03/2						0.610	26,571	
1 2	9	FRE	368- 360- 31S	LONGS DRUG STORES CALIFORNIA INC	1065 W MANNING AVE	REEDLEY CA 93654- 2446		PAUL DICTOS, ASSESSOR	66.03/2				\$2,376,723	\$565,884	1.840	80,150	CCS1SCN

Ø	φ	Co	APN	Owner	S Street Address	S City State Zip	Assessment Year	Assessor	Census Tract	Construction Type	Distance Feet	Distance Miles	Impr. Value	Land Value	Lot Acres	Lot SqFt	Use Code
Ø	20	FRE	368- 360- 32S	OTANI PROPERTIES	1095 W MANNING AVE	REEDLEY CA 93654- 2446	2018	PAUL DICTOS, ASSESSOR	66.03/2	are standing	10.10-0.1010		\$930,808	\$114,945	0.900	39,204	CFIISCN
2	21	FRE	368- 360- 335	OTANI PROPERTIES	1077 W MANNING AVE	REEDLEY CA 93654- 2446	2018	PAUL DICTOS, ASSESSOR	66.03/2				\$1,032,895	\$149,295	1.170	50,965	CCS3SCN
Ø	22	FRE	368- 360- 355	OTANI PROPERTIES	777 N REED AVE	REEDLEY CA 93654- 2434	2018	PAUL DICTOS, ASSESSOR	66.03/2				\$2,368,179	\$131,341	1.030	44,866	CCS9SCN
Ø	23	FRE	368- 360- 365	OTANI PROPERTIES	931 W MANNING AVE	REEDLEY CA 93654- 2446	2018	PAUL DICTOS, ASSESSOR	66.03/2				\$3,600,000	\$1,000,000	2.550	111,078	CCS9SCN
Ø	24	FRE	368- 360- 39ST	REEDLEY CITY OF		REEDLEY CA 93654		PAUL DICTOS, ASSESSOR	66.03/2						0,480	20,908	
Ø	25	FRE	368- 360- 40ST	STATE CENTER JOINT COMMUNITY COLLEGE		REEDLEY CA 93654		PAUL DICTOS, ASSESSOR	66.03/2		Second Control		111111111111111111111111111111111111111		7.360	320,601	



City of Reedley

Community Development Department 1733 Ninth Street Reedley, CA 93654 (559) 637-4200 FAX 637-2139

TO:

Rob Terry, Director

Community Development Department

FROM:

Ellen Moore, Associate Planner

Community Development Department

DATE:

August 30, 2018

SUBJECT:

ENVIRONMENTAL ASSESSMENT NO. 2018-10: CHANGE OF ZONE APPLICATION

NO. 2018-2

The Community Development Department is proposing to change the zoning designation for two parcels. Change of Zone Application No. 2018-2 proposes to change the zoning designation for APN's 368-021-27 & 368-021-63S from a designation of ML (*Light Industrial*) to CC (*Central and Community Commercial*). The intent of this proposed change of zone application is to implement the approved General Plan 2030 Update and to position the property for future development.

On February 25, 2014, the City Council certified the Final Environmental Impact Report (SCH No. 2010031106), which has been prepared for the proposed GPU pursuant to the California Environmental Quality Act (CEQA). The EIR provides a comprehensive single programmatic environmental document that will allow the City of Reedley to carry out the proposed project and evaluates direct, indirect, and cumulative impacts of the proposed project, as well as project alternatives in accordance with the provisions set forth in CEQA and the CEQA Guidelines.

Pursuant to Section 15168(c)(2), the City as the lead agency, has determined that Change of Zone Application 2018-2 would have no effects that were not examined in the program EIR and that no new effects could occur or no new mitigation measures would be required as a result of the implementation of Change of Zone Application 2018-2. Staff provided a comprehensive analysis and review of the proposed amendments to the Reedley Municipal Code, and determined the results to be within the scope of the project described in the program EIR.

It has also been determined that no new effect could occur beyond those identified and analyzed in the Program EIR (SCH No. 2010031106), and that no new mitigation measures are required for this project beyond those set forth in the program EIR (SCH No. 2010031106), pursuant to Section 15168(c)(2),. Therefore, no new environmental document is required for this Project.

Exhibit A City of Reedley Change of Zone Application No. 2018-2

Project Information

APNs: 368-021-27 & 368-021-63S

Total Acreage: 2.62 acres

General Plan Planned Land Use Designation: Community Commercial

Existing Zoning Designation:

ML Light Industrial

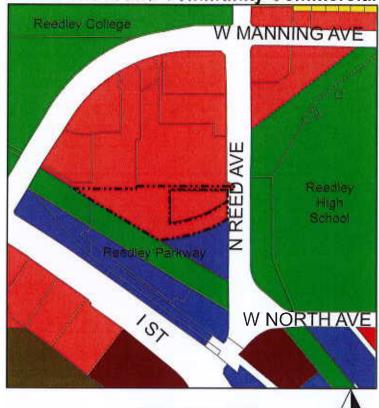
Reedley College

W MANNING AVE

Readley Parkway

W NORTH AVE

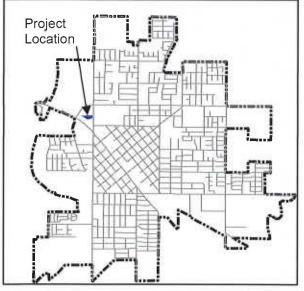
Proposed Zoning Designation: CC Central and Community Commercial



0 125250

500 Feet





Legend

Subject Properties

Zoning Designations

CC Central and Community Commercial

CN Neighborhood Commercial

CS Service Commercial

ML Light Industrial

R-1-6 One Family Residential

R-1-9 One Family Residential

RCO Resource Conservation & Open Space

Operational Statement – Proposed Commercial Development 667 & 479 N. Reed Ave., Reedley, Ca

Project site address:

667 & 479 N. Reed Ave., Reedley, Ca

Assessor's Parcel Number(s) APN -

368-021s & 368-021-27

Acreage to be rezoned -

Approximately 2.8 acres

General Plan land use designation -

Community Commercial

Describe existing and proposed zone district designations

ML to CC

Is existing zone district designation consistent with the proposed planned

land use?

No

Describe how this proposed zone district designation is complementary to the surrounding setting:

Development will be community commercial, consistent with surrounding shopping center, gas station, school and other commercial

Describe how this proposed zone district designation helps to implement the General Plan 2030 goals and objectives:

Goals will be addressed at site plan review to meet with City's requirements

Describe any contact or discussion you have had with your surrounding neighbors or others potentially impacted by this

I've spoken to the owner of the existing shopping center to the north and he is very much in favor of the rezoning

proposal:

Leige Demetrer 7-20-18

JUL 3 0 2018

Ordinance 2018-006:

(Change of Zone Application No. 2018-2 and

Environmental Assessment No. 2018-10)

REEDLEY CITY COUNCIL PRESENTATION SEPTEMBER 25, 2018

Project Location

- APN's 368-021-27 and 368-021-63S
- Located on Reed Ave, immediately south of Riverwalk Shopping Center

• Size: 2.62 acres



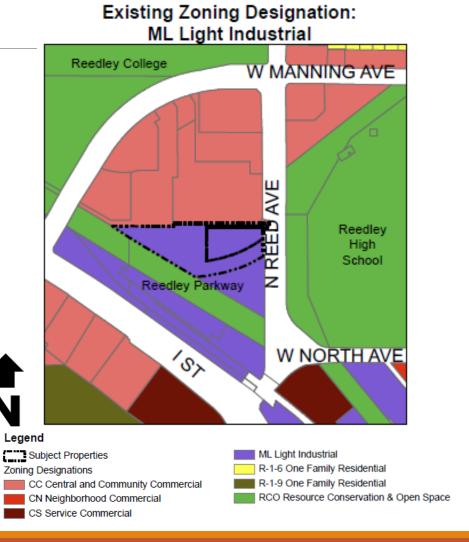
Project Description

- Reclassification of the subject property from the ML (Light Industrial) zone district to the CC (Central and Community Commercial) zone district
- Land is vacant
- Commercial activities similar to Riverwalk proposed for the area

Existing Zoning

Existing Zone Designation of ML (Light Industrial)

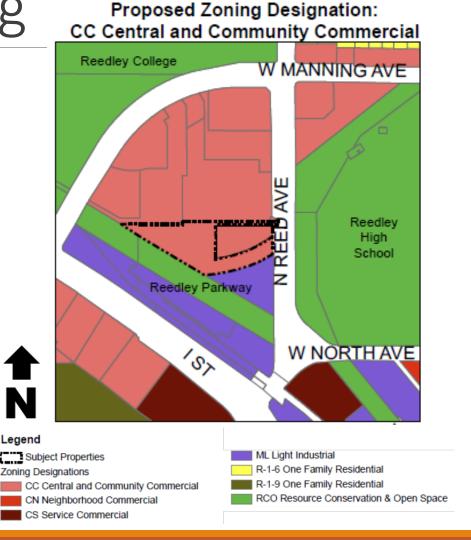
 Currently inconsistent with Reedley Municipal Code Chapter 25 Matrix based on proposed project



Proposed Zoning

 Proposed zoning is consistent with the General Plan 2030 Planned Land Use Designation (Central and Community Commercial)

 Proposed zoning is consistent with Reedley Municipal Code Chapter 25 Matrix based on proposed project



General Plan Consistency

- Planned Land Use Designation: Community Commercial
- Overall guiding land use principles in the GPU help determine the appropriateness of a request to changing either a planned land use or zone district designation
- Reclassification addresses 9 GP Land Use Element Goals and Policies, all which support the appropriateness of the rezone application

Zoning Ordinance Consistency

Zoning Designation: ML Light Industrial (Existing) and CC Central and Community Commercial Zone District (Proposed)

- Proposed zone district is consistent with the principles and objectives of the Central and Community Commercial General Plan Planned Land Use Designation
- Pursuant to Title 10, Chapter 22, a change of zone requires
 Planning Commission Recommendation to the City Council and
 City Council Approval of the Change of Zone Application

Public Noticing

Change of Zone Noticing Requirements

- Public Hearing Notices were published in the Reedley Exponent on:
 - August 23, 2018 for 9/6 Planning Commission; and on
 - September 13, 2018 for 9/25 City Council Introduction
- Notices mailed to surrounding property owners on same dates
 - No comments were received prior to the meetings

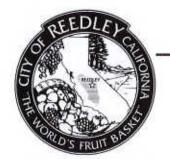
Environmental Assessment 2018-10

Pursuant to Section 15168(c)(2), the City as the lead agency, has determined that Change of Zone Application No. 2018-2 would have no effects that were not examined in the program EIR

 No new effects could occur or no new mitigation measures would be required as a result of the implementation of Change of Zone Application No. 2018-2

Recommendations

- Planning Commission and Staff Unanimously Recommend the City Council:
 - 1. Hold a Public Hearing on the Introduction and First Reading of Ordinance No. 2018-006, an Ordinance of the City Council of the City of Reedley Approving Change of Zone Application 2018-2, and authorizing the amendment of the official zoning map of the City of Reedley
 - 2. Receive Environmental Assessment No. 2018-10, a finding that no new environmental document is required for this project, dated August 30, 2018



REEDLEY CITY COUNCIL

☐ Consent Calenda
Regular Item
Workshop
☐ Closed Session
□ Public Hearing

ITEM NO:

DATE:

September 25, 2018

TITLE:

INTRODUCTION AND FIRST READING OF ORDINANCE NO. 2018-007, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY APPROVING CHANGE OF ZONE APPLICATION NO. 2018-3 AUTHORIZING THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE

CITY OF REEDLEY

BY:

Ellen Moore, Associate Planner Community Development Department

SUBMITTED: Rob Terry, Director

Community Development Department

APPROVED: Nicole Zieba

City Manager

RECOMMENDATION

Staff recommends that the City Council take the following action:

- Hold a Public Hearing on the Introduction and First Reading of Ordinance No. 2018-007, an 1. Ordinance of the City Council of the City of Reedley Approving Change of Zone Application 2018-3, and authorizing the amendment of the official zoning map of the City of Reedley
- 2. Receive Environmental Assessment No. 2018-14, a finding that no new environmental document is required for this project, dated August 30, 2018

EXECUTIVE SUMMARY

Change of Zone Application No. 2018-3 pertains to the reclassification of a 3-acre property (APN 370-350-18), located at 1656 South Buttonwillow Avenue, on the east side of South Buttonwillow Avenue between East Olson Avenue and East Huntsman Avenue, from the MP (Planned Industrial) zone district to the ML (Light Industrial) zone district designation. The proposed Change of Zone Application is consistent with the 2030 General Plan Light Industrial Planned Land Use Designation and is compatible with the surrounding zone districts.

Staff is presenting Ordinance 2018-007 (Change of Zone Application No. 2018-3) to the City Council for their consideration following review, public comment and recommendation for approval by the Reedley Planning Commission.

PROJECT DESCRIPTION/BACKGROUND

The subject property (APN 370-350-18) is identified in the Reedley General Plan Update 2030 with a Light Industrial Planned Land Use Designation. The current underlying zone district designation is the MP (*Planned Industrial*) zone district and is generally a more restrictive zone district and does not permit as many industrial uses as the ML (*Light Industrial*) zone district does. This zone district is located within the plan area of the Southeast Industrial Area Specific Plan, which was adopted by the City Council in 1986 (Resolution No. 3732). This specific plan was incorporated into Reedley's 2030 General Plan when the General Plan Update was adopted in 2014.

A proposed business intends to relocate to this property and intends to purchase the property in order to operate a hot tub manufacturing business. Pursuant to Reedley Municipal Code Title 10, Chapter 25, Section 5, Industrial Land Use Matrix, a hot tub manufacturing business is a prohibited use in the property's current zone district designation, which is MP (*Planned Industrial*) zone district, while the proposed business is currently a permitted use by-right in the ML (*Light Industrial*) zone district. In addition, the proposed ML (*Light Industrial*) zone district is consistent with the Table 2-4 Planned Land Use and Zone District Consistency Matrix (GPU, Page 30). Staff has determined that the ML (*Light Industrial*) zone district is a more compatible zone district for the proposed property and proposed business.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Light Industrial	MP (<i>Planned Industrial</i>) zone district	Existing Industrial development
East	Light Industrial	MP (<i>Planned Industrial</i>) zone district	Existing Industrial development
South	Open Space	RCO (Resources Cons. & Open Space) zone district	Reedley Parkway
West	Heavy Industrial	MP (<i>Planned Industrial</i>) zone district	Existing Industrial development

LAND USE

The overall guiding land use principles described in the General Plan are designed to provide an overall direction to assist decision-makers in determining the appropriateness of a request to changing either a planned land use or zone district designation. Those guiding principles are described in detailed statements of goals and polices outlined in the approved GPU (GPU, 2.3 Land Use Element Guiding Principles). Below are the applicable policy statements:

- (a) Plan for urban growth in a manner that minimizes impacts on agriculture and the consumption of agricultural land.
- (b) Increase residential densities to reduce the impacts related to loss of agricultural lands.

- (c) Establish a pattern of urban development which provides for the economically efficient provision of urban services with particular emphasis on sewer, water and storm drainage infrastructure.
- (d) Provide transitions between various land uses and intensities using high quality design.
- (e) Public open space shall be made an integral part of new development in the planning area.

Moreover there are also specific Land Use Element goals and policies, which when applied, would further indicate the appropriateness of the change of zone application. In this case, these goals and policies further support the zone district reclassification, as well as, the potential future approval and/or development of the site for future businesses. Below are those directly applicable goal and policy statements:

- <u>LU 2.7Q</u> Provide adequate sites and acreage for a wide range of industrial development.
- <u>LU 2.7N</u> Expand and diversify the industrial economic base.
- <u>LU 2.70</u> Minimize exposure of the public to toxic air emission and odors from industrial, manufacturing and processing facilities.
- <u>LU 2.7P</u> Maximize the compatibility of planned industrial areas with surrounding non-industrial uses.
- LU 2.7.50 Encourage development of light industrial uses in areas where the proposed use is compatible with the surrounding planned use.
- LU 2.7.52 The City should permit only light industrial uses within planned industrial areas adjacent to existing or planned non-industrial property.

Therefore, the appropriateness of the proposed project has been examined with respect to its consistency with guiding land use principles, goals and policies of the Reedley General Plan Update 2030 and regulatory standards set forth in the Reedley Municipal Code and its compatibility with surrounding existing or proposed uses. These factors have been evaluated as described above. Upon consideration of this evaluation, it can be concluded that the Change of Zone Application No. 2018-3 is appropriate for the subject property.

ENVIRONMENTAL REVIEW

On February 25, 2014, the City Council certified the Final Environmental Impact Report (SCH No. 2010031106), which was prepared for the proposed GPU pursuant to the California Environmental Quality Act (CEQA). The EIR provides a comprehensive single programmatic environmental document that will allow the City of Reedley to carry out the proposed project and evaluates direct, indirect, and cumulative impacts of the proposed project, as well as project alternatives in accordance with the provisions set forth in CEQA and the CEQA Guidelines.

Pursuant to Section 15168(c)(2), the City as the lead agency, has determined that Change of Zone Application No. 2018-3 would have no effects that were not examined in the program EIR and that no new effects could occur or no new mitigation measures would be required as a result of the implementation of Change of Zone Application No. 2018-3. Staff provided a comprehensive analysis and review of the proposed amendments to the Reedley Municipal Code, as shown in Environmental Assessment No. 2018-14, and determined the results to be within the scope of the project described in the Program EIR.

It has also been determined that no new effect could occur beyond those identified and analyzed in the Program EIR (SCH No. 2010031106), and that no new mitigation measures are required for this project beyond those set forth in the program EIR (SCH No. 2010031106), pursuant to Section 15168(c)(2). Therefore, no new environmental document is required for this Project.

COMMITTEE/COMMISSION REVIEW/ACTIONS

On September 6, 2018, the Planning Commission held a Public Hearing on this application. The Commission received a written staff report and presentation, and invited the public to comment. No person spoke in objection to the project. After hearing all the testimony the City of Reedley Planning Commission, using their independent judgment, recommended to the City Council adoption of Environmental Assessment 2018-14, and approval of Change of Zone Application No. 2018-3.

PUBLIC NOTICING

Pursuant to the Government Code Section 65091 (Planning and Zoning Law) and Reedley Municipal Code, §10-22, it is required that a notice be published in a newspaper and be sent to surrounding property owners. The public hearing notice was published in the Reedley Exponent and was mailed to surrounding property owners on September 13, 2018. See Attachment 3 for the Proof of Publication and Public Noticing Map.

ATTACHMENTS

- 1. Ordinance No. 2018-007, an Ordinance of the City Council of the City of Reedley Approving Change of Zone Application 2018-3, and authorizing the amendment of the official zoning map of the City of Reedley
- 2. Resolution No. 2018-12, Recommending to the City Council Approval of Environmental Assessment No. 2018-14 and Change of Zone Application No. 2018-3
- Ordinance 2018-007, Proof of Publication and Public Noticing Map, Dated September 13, 2018.
- 4. Environmental Analysis 2018-14 Memo, Dated August 30, 2018

ORDINANCE NO. 2018-007

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY APPROVING CHANGE OF ZONE APPLICATION NO. 2018-3 AND AUTHORIZING THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF REEDLEY

WHEREAS, Change of Zone Application No. 2018-3 pertains to approximately 3 acres of property located at 1656 South Buttonwillow (APN 370-350-18), on the east side of South Buttonwillow Avenue between East Olson Avenue and East Huntsman Avenue; and

WHEREAS, Change of Zone Application No. 2018-3 pertains to the reclassification of the subject property from the MP (*Planned Industrial*) zone district to the ML (*Light Industrial*) zone district; and

WHEREAS, the Reedley General Plan Update 2030 designates the subject territory with a Light Industrial Planned Land Use Designation; and

WHEREAS, the change of zone application is consistent with the overall guiding land use principles described in the General Plan Update 2030, Land Use Element; and

WHEREAS, specific Land Use Element goals and policies, which when applied, would further support the zone district reclassification; and

WHEREAS, the proposed zoning designation identified in Change of Zone Application No. 2018-3, ML (*Light Industrial*), is consistent with the GPU Planned Land Use and Zoning District Consistency Matrix; and

WHEREAS, Change of Zone Application No. 2018-3 is consistent with the Reedley Municipal Code, Title 10, Zoning Regulations, Chapter 3 (Zoning District and Map) and Chapter 22 (Amendments); and

WHEREAS, On February 25, 2014, the City Council certified the Final Environmental Impact Report (SCH No. 2010031106), which was prepared for the proposed General Plan 2030 Update (GPA No. 2012-02) pursuant to the California Environmental Quality Act; and

WHEREAS, The City as the lead agency, has determined that Change of Zone Application 2018-3. would have no effects that were not examined in the program EIR and that no new effects could occur or no new mitigation measures would be required as a result of the implementation of Change of Zone Application No. 2018-3 pursuant to Section 15162 and Sections 15168(c)(2).

WHEREAS, the City of Reedley Planning Commission, at the regular meeting on September 6, 2018, held a public hearing, received a written staff report, invited public comment, independently deliberated, and recommended that the City Council of the City of Reedley approve Change of Zone Application No. 2018-3 by adopting Ordinance No. 2018-007; and

WHEREAS, the City Council of the City of Reedley, at the regular meeting on September 25, 2018, held a public hearing, received a written staff report, invited public comment, and independently deliberated.

NOW, THEREFORE, the City Council of the City of Reedley does hereby ordain as follows:

- Section 1. The above recitals are true and correct; and
- Section 2. The City Council of the City of Reedley FINDS that no new environmental document is required for this project, pursuant to Section 15162 and Section 15168(c)(2) of the CEQA Guidelines; and
- Section 3. The City Council FINDS that Change of Zone Application No. 2018-3 is consistent with the Reedley General Plan Update 2030; and
- Section 4. The City Council FINDS that Change of Zone Application No. 2018-3 is consistent with the Reedley Municipal Code, Title 10, Zoning Regulations, Chapter 3 (Zoning District and Map) and Chapter 22 (Amendments); and
- Section 5. The City Council hereby APPROVES Change of Zone Application No. 2018-3 and incorporates into the zoning law and map of the City of Reedley, as reflected on Map A; and
- Section 6. The City Council heretofore ADOPTS as part of the Official Zoning Map and is hereby amended to include the above changes; and
- Section 7. The City Clerk is hereby directed to cause this Ordinance to be published by one insertion in a newspaper of general circulation in the community within fifteen (15) days after its adoption; and
- Section 8. This Ordinance does not need to be codified because there is no text in the Municipal Code that needs to be revised; and
- Section 9. This Ordinance shall be in full force and effect thirty (30) days after its passage and adoption, as certified by the City Clerk.

ATTEST:

I hereby certify that the foregoing Ordinance No. 2018-007 was introduced and given first reading by title only at a regular meeting of the City Council of the City of Reedley held on September 25, 2018, and was thereafter duly adopted at a regular meeting of said City Council held on October 9, 2018, by the following vote:

AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
	Anita Betancourt, Mayor
ATTEST:	City of Reedley
Sylvia Plata, City Clerk City of Reedley	

Attachment:

Exhibit A: Map of affected parcel related to Change of Zone Application No. 2018-3

RESOLUTION NO. 2018-12

A RESOLUTION OF THE CITY OF REEDLEY PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ENVIRONMENTAL ASSESSMENT NO. 2018-14 AND CHANGE OF ZONE APPLICATION NO. 2018-3

WHEREAS, Change of Zone Application No. 2018-3 has been filed pertaining to approximately 3 acres of property located at 1656 South Buttonwillow (APN 370-350-18), on the east side of South Buttonwillow Avenue between East Olson Avenue and East Huntsman Avenue; and

WHEREAS, the applicant is requesting authorization to reclassify the subject property from the MP (*Planned Industrial*) zone district to the ML (*Light Industrial*) zone district; and

WHEREAS, the change of zone application is consistent with the overall guiding land use principles described in the General Plan Update 2030, Land Use Element; and

WHEREAS, specific Land Use Element goals and policies, which when applied, would further support the zone district reclassification; and

WHEREAS, the Community Development Department staff consulted with responsible and trustee agencies (City Departments and external agencies) regarding the change of zone, then conducted an environmental analysis; and

WHEREAS, no new environmental document is required, pursuant to CEQA Sections 15162 and Section 15168(c)(2); and

WHEREAS, on September 6, 2018, the Planning Commission held a public meeting and received a staff report, staff presentation and accepted public comments.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

- 1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference; and
- 2. On February 25, 2014, the City Council certified the Final Environmental Impact Report (SCH No. 2010031106), which was prepared for the proposed General Plan 2030 Update (GPA No. 2012-02) pursuant to the California Environmental Quality Act.
- The City as the lead agency, has determined that Change of Zone Application 2018-3. would have no effects that were not examined in the program EIR and that no new effects could occur or no new mitigation measures would be required as a result of the implementation of Change of Zone Application No. 2018-3 pursuant to Section 15162 and Sections 15168(c)(2).

- 4. No new environmental document is required for this Project.
- 3. The preparation and adoption of Change of Zone Application No. 2018-3 is consistent with Reedley General Plan Update 2030; and
- 4. The Planning Commission hereby recommends that the City Council of the City of Reedley approval of Change of Zone Application No. 2018-3; and
- 5. This resolution is effective upon adoption.

This foregoing resolution is hereby approved and adopted at a regular meeting of the Reedley Planning Commission, in the City of Reedley, held on the 6th day of September, 2018, by the following vote:

AYES:

Hudson, Barcellos, Perez.

NOES:

None.

ABSTAIN:

None.

ABSENT:

Custodio.

Pete Rerez, Chair

City of Reedley Planning Commission

ATTEST:

PC Resolution No. 2018-12 EA. No. 2018-14 & Change of Zone Application No. 2018-3



City of Reedley

Community Development Department 1733 Ninth Street Reedley, CA 93654 (559) 637-4200 FAX 637-2139

COMMUNITY DEVELOPMENT DEPARTMENT

<u>Proof of Service by Mail</u> (required as per Reedley Municipal Code

SUBJECT: Notice of Public Hearing: City Council Consideration of Ordinance No. 2018-007
STATE OF CALIFORNIA) COUNTY OF FRESNO) CITY OF REEDELY)
I am an employee of the City of Reedley.
On September 13, 2018, I served the attached notice pursuant to Reedley Municipal Code on the
persons named thereon or attached thereto by placing a true copy thereof with postage thereon fully
prepaid in the United States mail.
I declare, under penalty or perjury, that the foregoing is true and correct.
Executed on September 13, 2018, at City of Reedley Community Development Department 1733 Ninth Street Reedley, California 93654.
Attachments: 1. Notice of Public Hearing 2. List of Addresses 3. Vicinity Map Signature

CITY OF REEDLEY COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING Ordinance No. 2018-007 (Change of Zone Application No. 2018-3)

NOTICE IS HEREBY GIVEN that in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code; and, pursuant to the procedures of Title 10 of the Reedley Municipal Code, the Reedley City Council will conduct a public hearing to consider the following:

- 1. **Environmental Assessment No. 2018-14**: Recommend that the City Council finds that no new environmental document is required for this project, pursuant to California Environmental Quality Act Guidelines, Section 15162 and 15168(c)(2).
- 2. Ordinance No. 2018-007 (Change of Zone Application No. 2018-3): Recommend that the City Council approve the reclassification of a 3-acre property (APN 370-350-18), located at 1656 South Buttonwillow Avenue, on the east side of South Buttonwillow Avenue between East Olson Avenue and East Huntsman Avenue, from the MP (*Planned Industrial*) zone district to the ML (*Light Industrial*) zone district designation. The proposed Change of Zone Application is consistent with the 2030 General Plan Light Industrial Planned Land Use Designation and is compatible with the surrounding zone districts.

REEDLEY CITY COUNCIL

Date: Tuesday, September 25, 2018
Time: 7:00 p.m., or thereafter
Place: City Hall Council Chambers
845 "G" Street, Reedley, CA 93654

The City Council Meeting Agenda will be available for review on the City of Reedley's website at http://www.reedley.com/ by 5:00 p.m. on Friday, September 21, 2018.

Any interested person may appear at the public hearing and present written testimony, or speak in favor or against the project proposal. If you challenge the above applications in court, you may be limited to raising only those issues, you, or someone else, raised at the public hearing described in this notice, or in written correspondence delivered to the Reedley City Council at, or prior to, the public hearing.

NOTE: Government Code Section 65091 (Planning and Zoning Law) requires that this notice be sent to owners of property within 300 feet of the subject property. The City of Reedley, Community Development Department has mailed this notice to the property owners within 350 feet of the project.

Additional information on the proposed application, including the environmental assessment, is available for public review and may be obtained from the Community Development Department, 1733 Ninth Street, Reedley, California 93654. Please contact Ellen Moore, Associate Planner at (559) 637-4200, ext. 222, or by email at ellen.moore@reedley.ca.gov for more information.

Assessor's Parcel Number: 370-350-18 Date Published: September 13, 2018

Vicinity Map CNG FUELING STATION & FUTURE CUTY CE OLSON AVE REEDLEY PARKWAY III Subject Property City Limits City Limits

NORTH

Ordinance No. 2018-007 Change of Zone Application 2018-3 Public Hearing Notice Mailing List

OTANI PROPERTIES 1960 13TH STREET REEDLEY CA 93654

CRJ FARMING CO L P P O BOX 506 REEDLEY CA 93654

REPUBLIC PARTNERS 1109 WESTWOOD BLVD LOS ANGELES CA 90024

BRC PARTNERS LP 2216 WEST HYDE AVENUE VISALIA CA 93291

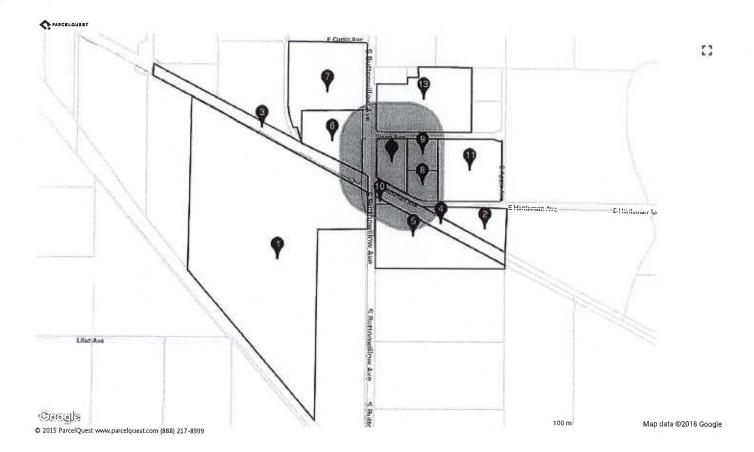
RON KUSCH VALLEY LAND AND INVESTMENT COMPANY 1053 G STREET REEDLEY CA 93654

MAXCO SUPPLY INC P O BOX 814 PARLIER CA 93648

GEORGIA-PACIFIC CORRUGATED LLC P O BOX 105681 ATLANTA GA 30348

JOSE G & VIANNEY PIMENTEL 703 PALM AVENUE SANGER CA 93657

REEDLEY PROPERTIES LLC 9900 E RUSH ST SOUTH EL MONTE CA 91733



PARCELQUEST

•	٩	Co	APN	Owner	S Street Address	S City State Zip	Assessment Year	Assessor	Census Tract	Construction Type	Distance Feet	Distance Miles	Impr. Value	Land Value	Lot Acres	Lot SqFt	Use Code	Use
Ø	1	FRE	370- 350- 1.8	REEDLEY PROPERTIES LLC	3656 \$ BUTTONWILLOW AVE	REEDLEY CA 93654- 9329	2018	PAUL DICTOS, ASSESSOR	63.00/5				\$518,325	\$144,119	3.080	134,164	(000HAW)	IND

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Ø	P	Со	APN	Owner	S Street Address	S City State Zip	Assessment Year	Assessor	Census Tract	Construction Type	Distance Feet	Distance Miles	Impr. Value	Land Value	Lot Acres	Lot SqFt	Use Co
②	1	FRE	370- 020- 05	OTANI PROPERTIES	10461 5 BUTTONWILLOW AVE	REEDLEY CA 93654- 9303	2018	PAUL DICTOS, ASSESSOR	66.02/2				\$293,107	\$254,205	61.950	2,698,542	OTVXS
7	2	FRE	370- 020- 10	PIMENTEL JOSE G & VIANNEY	20159 E HUNTSMAN AVE	REEDLEY CA 93654- 9304	2018	PAUL DICTOS, ASSESSOR	63.00/5				\$102,000	\$127,500	4.760	207,345	SS0200
②	3	FRE	370- 020- 545T	REEDLEY CITY		REEDLEY CA 93654		PAUL DICTOS, ASSESSOR	63.00/5						7.460	324,957	
Ø	4	FRE	370- 020- 555T	REEDLEY CITY OF		REEDLEY CA 93654		PAUL DICTOS, ASSESSOR	63,00/5						3.440	149,846	
②	<u>5</u>	FRE	370- 020- 56	CRJ FARMING	1750 S BUTTONWILLOW AVE	REEDLEY CA 93654- 4400	2018	PAUL DICTOS, ASSESSOR	63.00/5				\$2,178,368	\$294,369	9.780	426,016	APAHCO
Ø	<u>6</u>	FRE	370- 070- 54	GEORGIA- PACIFIC CORRUGATED LLC	1541 S BUTTONWILLOW AVE	REEDLEY CA 93654- 9319	2018	PAUL DICTOS, ASSESSOR	66.02/2				\$333,086	\$520,411	6.660	290,109	IWAH00
2	Z	FRE	370- 070- 92	REPUBLIC PARTNERS	1485 E CURTIS AVE	REEDLEY CA 93654- 9317	2018	PAUL DICTOS, ASSESSOR	66.02/2				\$2,140,567	\$509,736	13.210	575,427	IFAC000
2	8	FRE	370- 350- 12	MAXCO SUPPLY INC	1856 E HUNTSMAN	REEDLEY CA 93654	2018	PAUL DICTOS, ASSESSOR						\$71,218	1.950	84,942	1000000
3	<u>9</u>	FRE	370- 350- 13	MAXCO SUPPLY INC	1855 E OLSON	REEDLEY CA 93654	2018	PAUL DICTOS, ASSESSOR						\$77,466	2.070	90,169	1000000
3	<u>10</u>	FRE	370- 350- 16T	REEDLEY CITY OF		REEDLEY CA 93654		PAUL DICTOS, ASSESSOR							0.120	5,227	
2	11	FRE	370- 350- 17	MAXCO SUPPLY INC	2059 E OLSON	REEDLEY CA 93654	2018	PAUL DICTOS, ASSESSOR					\$1,592,584	\$276,148	8.560	372,873	IWAHGO
2	<u>12</u>	FRE	370- 350- 18	REEDLEY PROPERTIES ILC	1656 S BUTTONWILLOW AVE	REEDLEY CA 93654- 9329	2018	PAUL DICTOS, ASSESSOR	63.00/5				\$518,325	\$144,119	3.080	134,164	IWAH00

	<u>13</u>	FRE	370- 350- 19	BRC PARTNERS LP	1452 S BUTTONWILLOW AVE	REEDLEY CA 93654- 9333	2018	PAUL DICTOS, ASSESSOR	66.02/2		\$2,100,000	\$400,000	12.050	524,898	IPAHCO:
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City of Reedley

Community Development Department 1733 Ninth Street Reedley, CA 93654 (559) 637-4200 FAX 637-2139

TO:

Rob Terry, Director

Community Development Department

FROM:

Ellen Moore, Associate Planner

Community Development Department

DATE:

August 31, 2018

SUBJECT:

ENVIRONMENTAL ASSESSMENT NO. 2018-14; CHANGE OF ZONE APPLICATION

NO. 2018-3

The Community Development Department is proposing to change the zoning designation for one parcel. Change of Zone Application No. 2018-3 proposes to change the zoning designation for APN 370-350-18 (1656 South Buttonwillow Avenue) from a designation of MP (*Planned Industrial*) to ML (*Light Industrial*). The intent of this proposed change of zone application is to implement the approved General Plan 2030 Update and to position the property for future use.

On February 25, 2014, the City Council certified the Final Environmental Impact Report (SCH No. 2010031106), which has been prepared for the proposed GPU pursuant to the California Environmental Quality Act (CEQA). The EIR provides a comprehensive single programmatic environmental document that will allow the City of Reedley to carry out the proposed project and evaluates direct, indirect, and cumulative impacts of the proposed project, as well as project alternatives in accordance with the provisions set forth in CEQA and the CEQA Guidelines.

Pursuant to Section 15168(c)(2), the City as the lead agency, has determined that Change of Zone Application 2018-2 would have no effects that were not examined in the program EIR and that no new effects could occur or no new mitigation measures would be required as a result of the implementation of Change of Zone Application 2018-2. Staff provided a comprehensive analysis and review of the proposed amendments to the Reedley Municipal Code, and determined the results to be within the scope of the project described in the program EIR.

It has also been determined that no new effect could occur beyond those identified and analyzed in the Program EIR (SCH No. 2010031106), and that no new mitigation measures are required for this project beyond those set forth in the program EIR (SCH No. 2010031106), pursuant to Section 15168(c)(2), Therefore, no new environmental document is required for this Project.

Exhibit A City of Reedley Change of Zone Application No. 2018-3

Project Information

APNs: 370-350-18 Total Acreage: 3 acres

General Plan Planned Land Use Designation: Light Industrial

Existing Zoning Designation:

E CURTIS AVE

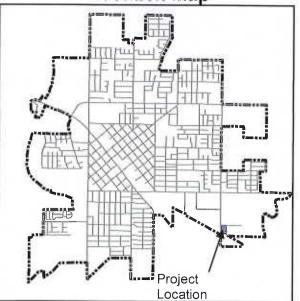
Proposed Zoning Designation:



0 230460

920 Feet





Legend

Reedley City Limits
Zoning Designations

ML Light Industrial

MP Planned Industrial

MH Heavy Industrial

R-1(SP) One Family Residential (Specific Plan)

R-1-6 One Family Residential

R-1-9 One Family Residential

RCO Resource Conservation & Open Space

RM(SP) Multifamily Residential (Specific Plan

RM-2 Multifamily Residential

RM-3 Multifamily Residential

CN(SP) Neighborhood Commercial (Specific Plan)

Ordinance No. 2018-007

Change of Zone Application No. 2018-3 and Environmental Assessment No. 2018-14

CITY COUNCIL PRESENTATION SEPTEMBER 25, 2018

Project Location

- APN 370-350-18
- 1656 South Buttonwillow Avenue
- 3 acres
- Existing building (12,500 SF) built in 2006







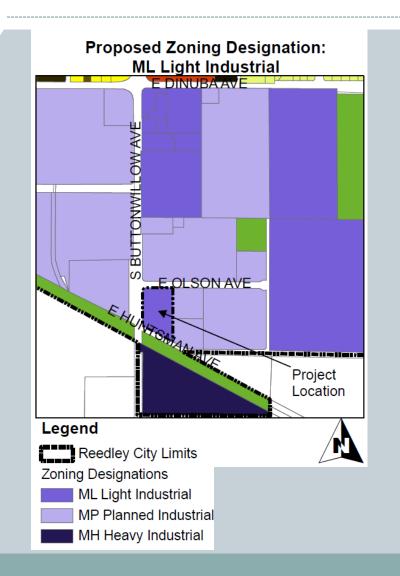
Existing Zoning

- Within Southeast Industrial Area Specific Plan, which was incorporated into 2030 GPU
- Currently Inconsistent
 with Reedley Municipal
 Code Chapter 25 Matrix
 based on proposed project
 - Hot Tub/Spa Manufacturing is a prohibited use



Proposed Zoning

- Proposed zoning is consistent with the General Plan 2030 Planned Land Use Designation (Light Industrial)
- Proposed zoning is consistent with Reedley Municipal Code Chapter 25 Matrix based on proposed project



General Plan Consistency

- Planned Land Use Designation: Light Industrial
- Overall guiding land use principles in the GPU help determine the appropriateness of a request to changing either a planned land use or zone district designation
- Proposed zone district is consistent with the principles and objectives of the Light Industrial General Plan Planned Land Use Designation

Zoning Ordinance Consistency

- Pursuant to Title 10, Chapter 22, a change of zone requires Planning Commission Recommendation to the City Council and City Council Approval of the Rezone Application
 - Reedley Planning Commission unanimously recommended approval at their regular meeting on September 6, 2018
- Change of Zone Noticing Requirements
 - Public Hearing Notice was published in the Reedley Exponent on September 13, 2018
 - Notice was mailed to surrounding property owners
 - ▼ No comments were received prior to CC meeting

Environmental Assessment 2018-14

- Pursuant to Section 15168(c)(2), the City as the lead agency, has determined that Change of Zone Application No. 2018-3 would have no effects that were not examined in the program EIR
 - No new effects could occur or no new mitigation measures would be required as a result of the implementation of Change of Zone Application No. 2018-3

Staff Recommendation

 Hold a Public Hearing on the Introduction and First Reading of Ordinance No. 2018-007, an Ordinance of the City Council of the City of Reedley Approving Change of Zone Application 2018-3, and authorizing the amendment of the official zoning map of the City of Reedley

 Receive Environmental Assessment No. 2018-14, a finding that no new environmental document is required for this project, dated August 30, 2018



REEDLEY CITY COUNCIL

	Consent
	Regular Item
	Workshop
	Closed Session
\boxtimes	Public Hearing

ITEM NO: 10

DATE:

September 25, 2018

TITLE:

ADOPT RESOLUTION NO. 2018-076 APPROVING AND AUTHORIZING THE SUBMITTAL OF A COMMUNITY DEVELOPMENT BLOCK GRANT

APPLICATION FOR PROGRAM YEAR 2019-2020 TO THE COUNTY OF

FRESNO

SUBMITTED: John Robertson, P.E.

City Engineer

APPROVED: Nicole Zieba

City Manager

RECOMMENDATION

That the City Council adopt Resolution No. 2018-076 approving and authorizing the submittal of a Community Development Block Grant (CDBG) application for the Program Year 2019-2020.

Prior to adopting the resolution, the Council will conduct a Public Hearing to consider all testimony and nominate and approve the Reedley City Street Improvements, Phase X project as described in the City of Reedley's CDBG 2019-2020 Funding Application.

EXECUTIVE SUMMARY

Prior to submittal of the CDBG application the City is required to conduct a public hearing to select and approve construction of an eligible project(s) to be funded with the CDBG Program Year 2019-2020 funding cycle. The year 2 project for the 2019-2020 funding cycle is the Reedley City Street Improvements, Phase X (Project) which consists of installation of sidewalk on Justine and Sunset Avenues with road widening on Sunset Avenue. The project will install drive approaches, curb ramps, curb, gutter, and perform roadway widening.

BACKGROUND

The Reedley City Council established a three-year plan for CDBG projects on March 14, 2017. The 2018/19 thru 2021/22 3-year CDBG plan calls for three projects consisting of road reconstruction, road widening and sidewalk construction, which may include the installation of driveways, curb, gutter and sidewalk within Reedley's CDBG eligible areas.

The purpose of the federal CDBG program is to improve urban areas by providing housing, adequate public facilities and infrastructure, primarily for low and moderate income persons within the eligibility area (See Exhibit A). Examples of eligible projects include housing rehabilitation, and improvements to the water, sewer, drainage, streets and parks system serving the CDBG project area. The County has advised staff that a CDBG allocation of approximately \$250,000 is available to the City of Reedley for the Program Year 2019-2020 funding cycle.

City staff selected the Project from 2018/19 thru 2021/22 3-year CDBG Plan as a candidate project for the CDBG Program Year 2019-2020 Application (see Attachment 3). Earlier this year, the County issued a call for projects for this program year funding and on July 26, 2017, they received the City's 2019-2020 Application for the Project which is consistent with the Council-approved 2018/19 thru 2021/22 3-year CDBG Plan. This meeting is a public hearing where the community has an opportunity to voice their opinion for consideration on the approval of the project being funded with the CDBG Program.

Resolution No. 2018-076 designates the previously mentioned proposed improvements (aka CDBG 19571, Reedley City Street Improvements, Phase X) as the 2019-2020 CDBG Project and also authorizes the City Engineer to submit the application for funding in this Program Year of 2019-2020.

FISCAL IMPACT

The Community Development Block Grant along with Measure C will fully fund this proposed CDBG project.

COMMITTEE/COMMISSION REVIEW/ACTIONS: N/A

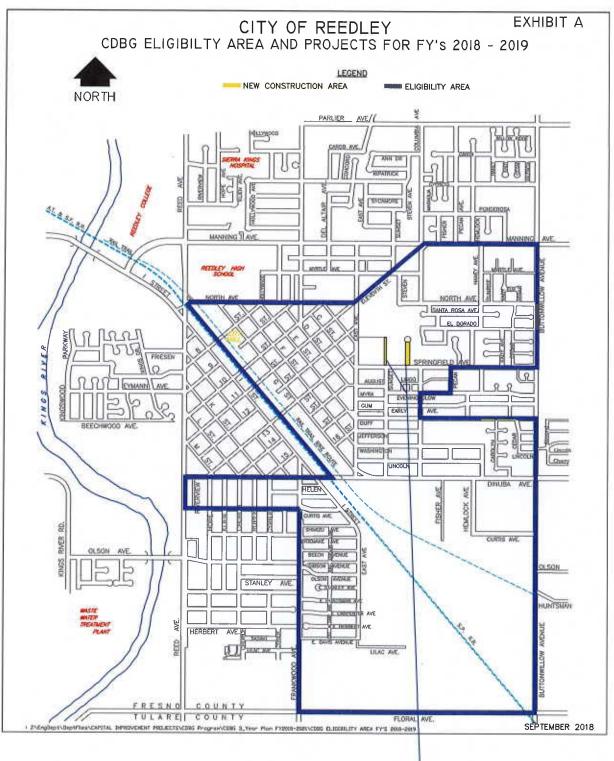
PRIOR COUNCIL ACTIONS

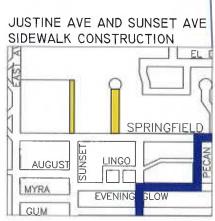
On March 14, 2017, City Council adopted Resolution No. 2017-019, adopting a three (3) year 2018/19 thru 2021/22 CDBG projects list.

ATTACHMENTS

- 1. Resolution No. 2018-076
- 2. Exhibit A, CDBG 2018-19 Project Area
- 3. CDBG Program Year 2018-2019 Application for Grant Funding

Motion:		
Second:		





RESOLUTION NO. 2018-076

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY AUTHORIZING THE SUBMITTAL OF A COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING APPLICATION FOR PROGRAM YEAR 2019-2020 TO THE COUNTY OF FRESNO

WHEREAS, the County of Fresno has been designated as the sponsoring agency to administer and implement the program for the Community Development Block Grant (CDBG) activities of the County, and its participating Cities, including the City of Reedley; and

WHEREAS, the County of Fresno issued a call for projects to be funded from the CDBG Program Year 2019-2020 Funding Cycle due on July 28, 2017; and

WHEREAS, the County of Fresno has estimated that \$250,000 in CDBG funds are available to the City of Reedley for said Program Year 2019-2020; and

WHEREAS, the City of Reedley adopted a 3-year CDBG Plan on March 14, 2017 with a list of projects consisting of road reconstruction, road widening and sidewalk construction, which may include the installation of driveways, curb, gutter and sidewalk within Reedley's CDBG eligible areas. Said projects to be implemented in fiscal years 2018/19 thru 2021/22; and

WHEREAS, the City of Reedley is currently on year 2 of the current 3-year CDBG Plan. Said project will be year 2 of the CDBG Program Year 2019-2020 Funding Cycle of the approved 3-year plan 2018/19 thru 2021/22; and

WHEREAS, the City of Reedley's year 2 CDBG project of the approved 3-year plan 2018/19 thru 2021/22 consists of the sidewalk installation on Justine and Sunset Avenues with some roadway widening on Sunset Avenue. The scope of work includes the placement of drive approaches, curb ramps, curb, gutter and sidewalk. Additional right of way may be required to place all of the proposed improvements. The project shall be known as CDBG 19571, Reedley City Street Improvements, Phase X and;

WHEREAS, the Project is within the eligible CDBG area and corresponds to the CDBG's Program Year 2019-2020 Funding Cycle; and

WHEREAS, the City of Reedley desires to submit said year 2 project as a candidate project for funding from the City's Program Year 2019-2020 Allocation; and

WHEREAS, the City Council on September 25, 2018, at public hearing received a written staff report, invited public comment, and independently deliberated; and

NOW, THEREFORE BE IT RESOLVED that the City of Reedley, City Council, using their independent judgment Resolution No, 2018-076 based on the following:

- 1. The above Recitals are true and correct; and
 - 2. That the City Council of the City of Reedley nominates and approves CDBG 19571, Reedley City Street Improvements, Phase X (Year 2 Project) for funding from the City of Reedley Program Year 2019-2020 Allocation; and
- 3. That the City Engineer is authorized to submit the CDBG Program Year 2019-2020 Funding Application for said nominated and approved project for processing and approval by the County of Fresno; and
- The resolution is effective immediately upon adoption.

This forgoing resolution is hereby approved and adopted at a regular meeting of the City Council of the City of Reedley held on the 25th day of September 2018, by the following vote:

AYES:		
NOES:		
ABSTAIN:		
ABSENT:		
	9	
		Anita Betancourt, Mayor
ATTEST:		
Sylvia B. Pla	ta, City Clerk	



Program Year 2019-2020

Application for Grant Funding Participating Cities

Fresno County
Community Development Block Grant (CDBG)
Program

County of Fresno
Department of Public Works and Planning
Community Development Division
2220 Tulare Street, 8th Floor
Fresno, California 93721

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Appendix 2 - CD	plication Approval Timeline
<u>ATTACHMENTS</u>	
Attachment A Attachment B Attachment C Attachment D Attachment E Attachment F Attachment G	Activity Site Map/Site Control Evidence of Public Hearing/Local Support Minute Order/Resolution Other Funding Commitments Environmental Supporting Documentation Other Supporting Documentation/Maps/Photos Other Activities

"Communities that receive entitlement funds from the CDBG program are required to use their funds in a timely manner." (HUD's handbook *Guidelines for Grantee Selection, Management, and Oversight of Subrecipients in the CDBG Program*).

INTRODUCTION:

The County of Fresno receives an annual allocation of CDBG grant funds from the federal Department of Housing and Urban Development (HUD). The County makes a portion of these grant funds available to each of its participating cities based on the same HUD formula by which the County receives its funding. Each City participating in the County's CDBG program is invited to submit activity proposals for its portion of CDBG grant funds subject to the rules and guidance in this application notification. The five participating cities include the cities of Fowler, Kerman, Kingsburg, Reedley and Selma.

The County's Department of Public Works and Planning, Community Development Division, is responsible for the administration and implementation of all CDBG-funded activities for the County and its participating cities. The application packet for the 2019-2020 Program Year is issued by the County's Community Development Division. All CDBG funding requests are subject to terms and regulations in accordance with the provisions of Title I of the Housing and Community Development Act of 1974, (the Act) as amended, and the laws of the State of California. Applications submitted by cities for proposed funding must be for CDBG-eligible activities that are consistent with the County's 5-year Consolidated Plan for Program Years 2015-2019 and meet one of HUD's three National Objectives.

Only complete applications for funding, submitted on the 2019-2020 application form supplied by the County and included in this packet will be accepted. Therefore, review your application proposal carefully, answer all questions and attach all required supporting documentation.

Please note that separate applications are required if more than one activity is proposed for CDBG funding during the 2019-2020 program year.

The deadline for submittal of the application and supporting documentation (excluding Section II) is 5:00 p.m., on Tuesday, July 31, 2018 at the County's Community Development Division. Upon receipt of an eligibility confirmation letter, cities will then be directed to proceed with a noticed public hearing, to be held by September 28, 2018. Documents specified in Section II of the application (Public Hearing/Citizen Participation) shall be submitted by 5:00 p.m., on Monday, October 15, 2018.

NOTE: An application workshop to answer questions and assist applicants with the preparation of the CDBG application is scheduled for Wednesday, June 20, 2018 from 2:00 p.m. to 3:30 p.m. at the Fresno County Plaza Building, 8th Floor, Conference Room "A". Staff representing the Community Development Division will discuss the application process, staff representing the Design Division will discuss plans, specifications, and cost estimate submittals, and staff representing the Development Services Division will discuss environmental review requirements. We invite you to attend this workshop, and to bring any activity information with you that you may wish to discuss. Please call the Community Development Division at (559) 600-4292 to reserve your space or if you have any questions.

THRESHOLD REQUIREMENTS:

- Submittal deadline: Applications must be received at the Community Development Division office by 5:00 p.m., on Tuesday, July 31, 2018.
- Upon receipt of an eligibility confirmation letter, a noticed public hearing shall be held no later than **September 28, 2018**.
- The deadline to submit evidence of the noticed public hearing, the Minute Order authorizing submission of the application, and the name of the person authorized to sign the grant agreement is 5:00 p.m., on Monday, October 15, 2018.
- Applications must be submitted on the 2019-2020 application form.
- If multiple projects are proposed, separate applications are needed for each proposed project.
- Applications must include all required attachments and all questions must be answered completely.
- The activity must be able to be completed within 12 to 18 months of funding—the activity must be ready to proceed upon funding approval. This requires approval of all required land use entitlements.
- Application must include a map showing the street boundaries of the area that will benefit from the activity and/or must include a description of the eligible beneficiaries.
- Application must include a copy of the current contract with the activity engineer that demonstrates the term of the contract and that the engineer is authorized to provide services needed under application on behalf of the City.
- If proposed activity will require other funding in addition to requested CDBG funds, submit documentation with application demonstrating the sources of funds are available to complete the activity.

Complete applications may be mailed or hand delivered. Applications must be received at the Community Development Division office by 5:00 p.m., Tuesday, July 31, 2018.

Mail completed applications to: Fresno County Department of Public Works and Planning, Community Development Division, Attn: Community Development Grants Program, 2220 Tulare Street, 6th Floor, Fresno, CA 93721.

Hand-delivered applications will be accepted at: The Community Development office located in the Fresno County Plaza Building, 2220 Tulare Street, 8th Floor, Fresno, CA.

SECTION IV DETAILED ACTIVITY DESCRIPTION

 A. Activity Description

A complete description of the activity to be undertaken must include the activity or services to be provided, where the activity will be provided, how the activity will be provided, and whom the activity will benefit. Photographs of the project location may also be submitted and included in **Attachment F**, **Other Supporting Documentation/Maps/Photos**, or may be submitted by email to inimer@co.fresno.ca.us.

1. Provide a detailed description of the activity and the scope of work to be funded with CDBG grant:

This project is for the installation of curb, gutter, sidewalk, drive approach, wheelchair ramp, street light, striping, road widening, grind and overlay on Justine and Sunset Avenue, north of E. Springfield Avenue (approx. 620 l.f.) to the dead end, all located within the eligible CDBG area. All improvements are within the existing City right-of-way.

2. Describe how and who (i.e. low-moderate income persons, at risk youth, senior citizens, disabled persons, etc) the activity will benefit:

This project will benefit the residents & disabled people in a residential neighborhood within the project limits and the surrounding neighborhood to the south by providing these families with ADA compliant sidewalk where currently there are none. The project will improve the neighborhood's aesthetics and will increase the security for pedestrians.

3.	or how many jobs	s will be	xpected to benefit from thi generated or retained as a ncome persons will be em	a result of the activity,
	Number of jobs	0	Number employed	0

Note: Activities that are proposed to meet the Low/Moderate-Income National Objective by creating/retaining jobs for Low/Moderate-Income persons will require a Supplemental form to be provided by the Community Development Division after this application is submitted.

Describe the activity location. Provide the street address and assessor's parcel number of the activity and/or the location of the improvements and street boundaries of the entire area that will benefit from the activity:

The activity location is Justine and Sunset Avenues north of E. Springfield Avenue to the dead end. The area that will benefit from this activity (project) are bounded Manning Avenue, Buttonwillow Avenue, Dinuba Avenue and East Avenue. See Attachment A for Site Map.

Attach a site map (Attachment A) of the activity location that shows street boundaries for all areas that will benefit from the activity and outline the area around the activity that encompasses all areas that will benefit, and/or include a description of the persons that will benefit from the activity (i.e. low-moderate income persons, at risk youth, senior citizens, disabled persons, etc). Submit supporting documentation under Attachment F, Other Supporting Documentation/Maps/Photos.

Describe how the proposed activity will benefit the persons, neighborhood or community it will service:

The project will benefit the residential neighborhood and surrounding community by providing a safe and secure path for pedestrians as they walk to the neighborhood schools located directly to the north of the project site.

6.	Are the prop	osed activities part of a targeted revitalization effort?	
	Yes	⊠ No	
	If yes, subm	it a copy of the neighborhood or community revitalization pla	an
	(Attachmer	t F, Other Supporting Documentation/Maps/Photos).	

7. Describe other activities proposed and/or needed in the community or neighborhood that are anticipated in the next five years should funding be available (include housing, infrastructure and/or economic activities):

This is the third project of the CDBG three year plan. The goal of the three year plan is to slurry seal/overlay/lighting improvements to existing roadway street segments within the CDBG eligible areas and install missing sidewalks, wheelchair ramps and/or bring existing WCR to current ADA compliance.

8. List any other agencies currently active in the activity area:
None

B. Activity Funding

List all sources of funds anticipated to be received for this activity, including other grants. If a letter of commitment from other funding sources has already been received, include a copy as supporting documentation, (Attachment D, Other Funding Commitments).

 Community Development Block Grant (CDBG) funds: 	\$ 240,000
2. Local funds:	\$ 45,977
3. Other federal funds:	\$
4. State funds:	\$
5. Other funds or in-kind services:	\$
6. Total Activity Cost:	\$ 285,977

SECTION V ACTIVITY READINESS

CDBG funds are required to be spent in a timely manner; therefore, the City is required to complete this activity in a timely manner. CDBG funding for Program Year 2019-2020 will become available on July 1, 2019, and funded activities can commence upon completion of a fully executed activity grant agreement with Fresno County.

Activity Readiness to Proceed Once Funded:					
1.			pleted within 12	2 to 18 months	
2.			ditions that cou ⊠ Yes	ild delay	
	If yes, explain any po	otential delays:			
	-		•	•	
3.	Will the activity requi	ire any PG&E activity?	Yes	⊠ No	
	If yes, explain any po	otential delays:			
4.	approval?		outside agency Yes	review or No	
5.	Act (CEQA and/or the	e National Environmental			
Initial Study / Environmental Assessment No.					
		CEQA	NEPA		
	Initiated on: Completed on:				
	1. 2. 3.	 If selected for funding from the date of agrees. Are there weather (reconstruction of the all yes, explain any possible installation of asphase). Will the activity required approval? If yes, explain any possible installation of asphase. Will the activity required approval? If yes, explain any possible installation of asphase. Mill the activity required approval? If yes, explain any possible installation of asphase. 	 If selected for funding, can the activity be comfrom the date of agreement? Are there weather (rain, temperature, etc) conconstruction of the activity? If yes, explain any potential delays: Heavy rain or ambient temperature below 45 installation of asphalt and concrete improvem Will the activity require any PG&E activity? If yes, explain any potential delays: Will the activity require CalTrans or any other capproval? If yes, explain any potential delays: Has environmental review subject to the Califor Act (CEQA and/or the National Environmental completed or initiated for this activity? Initial Study / Environmental Assessment No.	 If selected for funding, can the activity be completed within 12 from the date of agreement?	

APPL	ICATION CHECKLIST:
V	Application Summary (Section I)
✓	Site Map/Site Control (Section I)
	Public Hearing Documents, Proof of Publication Notice (Section II) to be submitted by 5:00 p.m., October 15, 2018
√	Applicant Certification (Section III)
1	Detailed Activity Description (Section V)
✓	Activity Timeline (Section VI)
1	Activity Cost Estimate (VIII)
✓	Environmental Questionnaire (Section VIII)
	Other Supporting Documentation

SECTION I APPLICATION SUMMARY

Α.	Name of Applicant: Otty of Reedley
В.	Applicant Address: 1733 9th Street
	City: Reedley County: Fresno Zip Code: 93654
C.	Applicant Tax ID No.: 94-6000402
D.	Applicant DUNS No.: N/A
E.	Contact Person Name and Title: John S. Robertson, City Engineer
	Phone Number: 637-4200 x 221 E-Mail: john.robertson@reedley.ca.gov
F.	Name of Activity Engineer: John S. Robertson
	Phone Number: 637-4200 x 221 E-Mail: john.robertson@reedley.ca.gov
G.	Activity Name: CDBG 19571 Reedley Street Improvements Phase X
Н.	Provide a brief description of proposed activity (detailed description in Section IV):
	This project is for the installation of curb, gutter, sidewalk, drive approach, wheelchair ramp, street light, striping, road widening, grind and overlay on Justine and Sunset Avenue, north of E. Springfield Avenue (approx. 620 l.f.) to the dead end, all located within the eligible CDBG area. All improvements are within the existing City right-of-way.
	Address of Activity Site (if any): Justine & Sunset Ave - north of Springfield Ave.
J.	Total Activity Cost: \$285,977
<.	Grant Amount Requested: \$240,000 (Estimated 2019-20 allocation for City of Reedley, based on 2018-19 funds, is \$240,000.
	If another participating city chooses to not use its 2019-2020 CDBG allocation, those funds may be made available to other participating cities, as an advance against future-year CDBG funding (to be repaid from the 2020-2021 CDBG allocation). If available, what additional amount of CDBG funds (if any), would the City request? No additional funds are being requested

SECTION II PUBLIC HEARING/CITIZEN PARTICIPATION

(To Be Submitted After County Approves Eligibility and by October 15, 2018)

Cities are required to conduct a noticed public hearing before their governing boards to provide interested citizens the opportunity to comment on all activities submitted for funding. This hearing must be conducted by September 28, 2018, but should not be held until after an eligibility confirmation letter is received from the County.

A. Describe the means used to obtain citizen involvement, any accommodations made to encourage broad participation, and how all persons that may benefit from the activity were provided an opportunity to participate:

A "Notice of Public Hearing" regarding the project for CDBG Program Year 2019-2020 will be published in the Reedley Exponent upon receipt of an eligibility confirmation letter from the County of Fresno, at which time it will also be posted on the bulletin board at City Hall and on the City's web-site.

Proof of Publication and Certified Minute Order to follow after eligibility confirmation

- B. The following supporting documentation will illustrate compliance with this Section. Submit as part of this application the following supporting documentation:
 - Proof of publication notice.
 - Certified Minute Order authorizing submission of application and naming person authorized to sign on behalf of the Applicant.

Include all supporting documentation for this Section under Attachment B, Evidence of Public Hearing/Local Support.

SECTION III APPLICANT CERTIFICATION AND COMMITMENT OF RESPONSIBILITY

As the official designated by the governing body, I hereby certify that if approved by the County of Fresno for Community Development Block Grant Program funding, John S. Robertson, City Engineer (Applicant name) assumes the responsibilities for carrying out the activity specified in this application in a timely manner and certifies that:

- It possesses the legal authority to apply for the grant funds and to execute the proposed activity;
- The Applicant does not have any unresolved audit findings for prior CDBG or other federally-funded activities or projects;
- There are no pending lawsuits that would impact the implementation of this activity;
- It will comply with all statutes and regulations governing the federal Community Block Grant Program;

I authorize the Department of Public Works and Planning, Community Development Division, to contact any agency, whether or not named in this application, which may assist in determining the eligibility of the activity. All

- The information, statements, and attachments contained in this application are, to the best of my knowledge and belief, true and correct;
- The Applicant has the ability to perform the duties for the activity applied for in accordance with the CDBG program regulations.

information contained in this application is acknowledged to be public information.

Signature

Title City Engineer

Type or Print Name John S. Robertson

Date

	6.		nmental reviews for CEQA a e years for other activities w Yes (Please list appropriate infom	
		Initial Study / Env	rironmental Assessment No.	EA 2014-001, 2014-2, 2014-3, 2014-1 2014-012, 2015-10, 2015-11, 2017-4
		Completed on:	CEQA See Attachment F	and 2017-6. ER 7227, 7358 and 7446 NEPA
		Activity Description		
		See response bel	on/Geographical Area Revie	wed:
		occ response bei	IOW	
	757 000			
В,		any known facts le, archeological o tion, easements, e	that could delay the implement of the historical environmental contents.):	entation of this activity (for oncerns, right of way
	None			
C.	Does the	e applicant have s ment F, Other Su	ite control as evidenced by a pporting Documentation/N	supporting documentation
	X Yes	☐ No	Site control is expected by	
6. Activity D	escription	All work will be co Geographical Area R	ompleted within the existing	City right-of-way.
EA 2014-00	1: Recons	truct Sunset Ave. bet. k Beautification	East Manning Ave and Pondero	sa Ave.
EA 2014-3:	Develop n	redical office complex	at 1093 11th Street	
PU 5014-01	 rectass 	t cold storage building ify zone district and co	another beauties with a come	1255 G Street bet. 12th and 13th St.
EA 2015-11:	Widen Ea	arly Ave. bet. Buttonwi	illow and Kady Ave	Frankwood Ave.
EA 2017-6: (Construct :	restaurant/bar at 765 (apartment complex at	Columbia Ave.	
EN IZZI: RO	ad recons	truction on North Ave	hot Ernelmand & . n ass as	
ER 7446: Ro	ad widenii	ng on Myrtle Ave. bet.	e. Irom Southern Pacific Railroad Cedar and Buttonwillow Ave.	to East Ave. and East Ave. to Lincoln Ave.
	2010.2	020 Community Day		

SECTION VI ACTIVITY TIMELINE

Attach a timeline for the proposed activity, from application submittal to activity completion. Include milestones or key actions that will take place if the activity is approved for a CDBG grant by the County Board of Supervisors. Show the dates for each milestone and indicate the activity's completion date (the notice of completion date).

A sample timeline is below for your use. The first item on the timeline will be the submittal date of the application to the County. NOTE: If activity is recommended for approval, Community Development staff will contact you during preparation of the agreement. Any subsequent changes to agreement execution dates and/or timeline will be revised accordingly.

PROPOSED CDBG ACTIVITY TIMELINE AND MILESTONES

٠.	Activity Milestones/Actions	Notes	Date
_	Application Submittal		7/31/18
2,	, o y		8/31/18
3.	passe fieding		9/28/18
2.	Participation) items submitted		10/15/18
3.	Environmental Review	Minimum 90-day review	April 2019
4	Agreement for CDBG Grant		July 2019
5.	Engineer Selected/Hired	Must go through formal RFP process if not already secured, or if secured for more than 3 years	N/A
6	Estimate (P/S/E)		Dec 31, 2019
	County Review, Comment, Return of P/S/E	Period = 30 days from receipt of P/S/E	Feb 3, 2020
8.	Estimate, if needed	Must be stamped, certified by ENG	Feb 21, 2020
9.	issue Authorization to Advertise	Period = 30 days from receipt of Final P/S/E	Mar 23, 2020
10.	Begin Advertising Project (Publication Date)	Advertise minimum of 2 weeks	Mar 26, 2020
11,	Bid Opening	Submit bid canvas and low bid proposal within 7 days of bid opening	April 16, 2020
12.	County Authorization to Award	Period = 21 days from receipt of Bid Package	May 18, 2020
13.	Award of Contract	Must be the date of a City Council meeting	May 26, 2020
14.	Preconstruction Meeting	-	June 11, 2020
15.	Complete Construction of Project	Estimate construction days per contract	August 14, 2020
16.	Complete Punch-List Items	Time for addressing post-construction items	August 21, 2020
17.	Final Inspection	Walk-through with County / other parties prior to NOC	August 28, 2020
8	Record Notice of Completion (NOC)	Allow time for City Council meeting	Sept 8, 2020
9	Submit Final Invoice, Project Outcome Measurement Report, Project Cost Summary, etc.	Deadline is 60 days following filing of NOC	Nov 20, 2020

SECTION VII ACTIVITY COST ESTIMATE

A Construction Costs:

Work Item #	Description	Quantity	Unit of Measure	Unit Price	Total Cost of Work Item
	See Attachment F				199,188
	Prelim. Budget				
	Probably Cost Est.				
				-	
				SUBTOTAL	\$ 199,188
3. Estir 1. 2.	mated Engineering Design engineering Special requiremer change/site plan	g and/or a nts (condi	rchitectural fee tional use perm	it/zone	\$ 13,935
	investigations, e. Construction Engir Maintenance Plan	xtensive e neering	environmental w		\$\$ \$15,935 \$
. Adve	ertising/Award (prin perty Acquisition (if	ting and r	noticing)		\$ 2,000
2.	Real Property Appraisals, title wo tingency	rk and rel	ated work		\$ 25,000 \$ 10,000 \$ 19,919
. Othe	er (specify) AL ACTIVITY COS	ST			\$\$ \$\$_285,977
<u>10</u>	0 / 5 /				7.40.0040
	nao, Senior Enginee pared by: Name an			Date	7-18-2018

SECTION VIII ENVIRONMENTAL REVIEW QUESTIONNAIRE

Participating Cities

The following information will be provided to the County's environmental staff to be used in the required environmental review, in accordance with Federal and State (NEPA and CEQA) regulations. All questions must be addressed and supporting documentation included. It is advised that the Activity Engineer answer the questions and sign the form. This Section is a threshold requirement which will assist in determining activity readiness.

1.	Activity Name: Reedley City Street Improvement (Phase X)			
2.	Existing Zone District: N/A			
3.	Existing General Plan Land Use Designation: N/A			
4.	Is the activity in conformance with local land use, circulation and drainage plans? Yes (include supporting documentation) No Unknown			
5.	Present land use: Public Right-of-way			
6.	Describe major vegetative cover: None			
7.	Proposed source of water: City			
8.	Proposed sewage disposal method: None			
9.	List existing physical site conditions to be improved by the activity, such as buildings, wells, pipelines, roads, etc. (if improvement is to an existing building, provide the age of the building(s) and indicate if any surrounding buildings may be 50 years or older):			
	Existing lighting, road width, asphalt/concrete/dirt drive approach, curb, gutter and sidewalk construction and reconstruction of noncompliant WCR's within project limits.			
	Are there any buildings or structures of historical or cultural value in the surrounding area? Yes No Please describe structure and location:			
	N/A			
10.	What are the existing, surrounding land uses (e.g., agriculture, residences, school, factory)? Include photographs as Attachment E, Environmental Supporting Documentation : North: Public/Institutional Facility East: Residential			
	South: Residential West: Open Space/Public/Institutional Fa.			

11,	What land uses in the area may be impacted by the project?		
	Public/Institutional Facility		
12.	What land uses in the area may impact the project?		
	Residential		
13.	If any of the following items are located within 2,000 fact of a 1,111 fact.		
	If any of the following items are located within 3,000 feet of activity location, please describe and include photographs as Attachment E , Environmental Supporting Documentation :		
	Major roads/highways: City Major Arterial (Manning and Buttonwillow Avenues)		
	Railroad tracks:		
	Water resources:		
	Storage tanks:		
	Hazard sites:		
	Airports:		
14.	During the next two years, if there are other similar or related activity(s) under consideration in the same geographical area, describe the activity and its proposed location.		
	Attach summary as Attachment G, Other Activities N/A		
15.			
	Please identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Indicate why those actions were not selected.		
	N/A		

Information requested in questions 17 and 18 below must be provided in Attachment E, Environmental Supporting Documentation

- 17. Provide a written description and map (or maps) illustrating (in detail) the location and size of existing sewer, water and/or drainage lines to be replaced or installed and/or location and size of existing curb, gutter and/or sidewalk improvements to be improved or constructed.
- 18. Provide a written description and map (or maps) illustrating (in detail) the location and size of proposed sewer, water and/or drainage lines to be replaced or installed and/or location and size of proposed curb, gutter, and/or sidewalk improvements to be improved or constructed, and size and location of material or equipment staging areas.
- 19. Provide a written statement of purpose and need for the project. See response below.
- 20. Complete the Environmental Supplemental Questionnaire on the following page.

19. (Response) The purpose and need for the project is to complete the sidewalk for pedestrian use from Springfield to the dead end on Justine and Sunset Avenues. The dead end is next to the sports field of Grant Middle School.

ENVIRONMENTAL SUPPLEMENTAL QUESTIONNAIRE

In order to determine if this activity is ready to proceed, and meet HUD's timeliness of expenditure requirements for the CDBG Program, funded activities must be ready to proceed once an agreement with the County is executed. Please answer all of the following questions. This information will assist in determining whether the activity is ready to proceed.

		V		
1.	Is the activity in conformance with your local land use, circulation, and drainage plans? (NOTE: An activity may not be accepted or processed if it does not conform to the appropriate General or Community Plan.)	Yes	No	N/A
2.	Will the activity require rezoning, a conditional use permit, variance, parcel map, or subdivision map?		\boxtimes	
	a. Will required entitlement clearances be completed by October 1, 2018?			\boxtimes
3.	Does the applicant have clear title to all properties involved in the activity?	\boxtimes		
	 Will the applicant need to acquire real property, road rights-of-way, or easements as part of the activity? (NOTE: HUD requires compliance with its acquisition procedures.) 	\boxtimes		
	b. Will the activity cause displacement of residents, businesses, or farms?		\boxtimes	
	c. Can an alternate site be selected to avoid displacement?			\boxtimes
4.	Does the applicant's operating budget include revenues and/or mechanisms in place to maintain improvements?	\times		
5.	Does the applicant have sufficient, qualified personnel to properly maintain the activity upon completion?	\times		
	a. If not, are local service fees sufficient to hire additional staff to properly maintain the activity?			\boxtimes
	b. If not, is the applicant willing to raise local service fees to meet this obligation?			\boxtimes

	c. Does the applicant have a written maintenance plan for improvements made with CDBG funds? If yes, attach Plan as Attachment F, Other Supporting Documentation/Maps/Photos.	Yes	No X	N/A
6.	If required by the County, will the applicant set up a depreciation fund to replace the activity?			\times
	a. Would this requirement cause an increase in service fees?			\boxtimes
	b. If so, is the applicant willing to increase service fees to set up a fund?			\boxtimes
7.	Are all improvements affixed to the property? (NOTE: Furniture, and other equipment and improvements, [except for fire equipment] not affixed to the property are ineligible for CDBG funding.)			\boxtimes
8.	Is all of the property in the activity area within the applicant's jurisdictional limits (i.e. the activity area will not require annexation prior to activity construction)?	\boxtimes		
9.	Is the activity designed to eliminate slum and blight? (Answer N/A if the activity predominantly serves low and moderate income persons.)			\boxtimes
10.	Will all other funding needed to complete the activity be in place by July 1, 2019?	\boxtimes		
	a. If no, can the activity be completed without all the funding?			\boxtimes
11.	Can the activity be designed with deduct items if bids exceed budget?	\boxtimes		
	a. If no, is the applicant able to cover cost overruns from local resources?			\boxtimes
	b. If no, can the activity proceed in phases using the CDBG funds in the initial phase?			\boxtimes

		Yes	No	N/A
12.	Will the activity require the formation of an assessment district? (NOTE: There may be Federal eligibility problems when an applicant intends to form an assessment district. Discuss with County staff.)		\boxtimes	
13.	Does the applicant have a current contract with an engineering firm to perform engineering work?			\boxtimes
	a. If yes, attach a copy of the contract as Attachment F, Other Supporting Documentation/Maps/Photos.			
	b. If no, will the applicant contract with an engineer and/or architect to design this activity?			\times
	c. Will the applicant complete the contract process prior to July 1, 2019 with its own local resources?			\times
	(NOTE: Contact County staff for required federal procedures for hiring consulting engineers/ architects.)			
14.	If necessary, has the applicant received all clearances, and/or funding commitments, from any public utilities or railroads that may be involved in the activity?			\boxtimes
	a. Will the applicant have these clearances, and/or commitments, by the date for beginning construction as indicated in your time schedule?			\boxtimes
15.	If the activity involves a water well, has the applicant received necessary permits from the Health Department?			\boxtimes
16.	Will all drainage, as a result of the activity, be contained on-site or in applicant-owned drainage basins?	\boxtimes		
	a If no, has the applicant paid required State permit fees for storm water discharges into rivers and streams? If fees have been paid, attach proof of payment as Attachment F, Other Supporting			\boxtimes

17. Will the activity correct or address any serious health and/or safety issues? If yes, attach correspondence the agency has received from a health or regulatory agency to demonstrate the seriousness of the problem with Attachment F, Other Supporting Documentation/Maps/Photos. 18. Is any of the land to be improved by the activity under an agricultural land conservation contract (Williamson Act)? 19. Is any of the land to be improved subject to the approval of the Airport Land Use Commission due to the property's proximity to an airport? To the best of my knowledge, the foregoing information is true. Signiature - Activity Engineer John S. Robertson, P.E. City Engineer Title						
Indirect an earth of regulatory agency to demonstrate the seriousness of the problem with Attachment F, Other Supporting Documentation/Maps/Photos. 18. Is any of the land to be improved by the activity under an agricultural land conservation contract (Williamson Act)? 19. Is any of the land to be improved subject to the approval of the Airport Land Use Commission due to the property's proximity to an airport? To the best of my knowledge, the foregoing information is true. Signature - Activity Engineer John S. Robertson, P.E. City Engineer	17.	Will the activity correct or address any serious hand/or safety issues?	nealth	Yes	No	N/A
To the best of my knowledge, the foregoing information is true. To the best of my knowledge, the foregoing information is true. John S. Robertson, P.E. City Engineer		seriousness of the problem with Attachment F	ate the			
To the best of my knowledge, the foregoing information is true. Signature - Activity Engineer John S. Robertson, P.E. City Engineer	18.	Is any of the land to be improved by the activity agricultural land conservation contract (Williams	under an on Act)?		\times	
Signature - Activity Engineer John S. Robertson, P.E. City Engineer	19.	or the Airport Land Use Commission due to the	approval property's		\boxtimes	
Signature - Activity Engineer John S. Robertson, P.E. City Engineer						
Signature - Activity Engineer John S. Robertson, P.E. City Engineer						
Signature - Activity Engineer John S. Robertson, P.E. City Engineer						
Signature - Activity Engineer John S. Robertson, P.E. City Engineer						
Signature - Activity Engineer John S. Robertson, P.E. City Engineer						
Signature - Activity Engineer John S. Robertson, P.E. City Engineer						
Signature - Activity Engineer John S. Robertson, P.E. City Engineer						
Signature - Activity Engineer John S. Robertson, P.E. City Engineer						
Signature - Activity Engineer John S. Robertson, P.E. City Engineer						
Signature - Activity Engineer John S. Robertson, P.E. City Engineer						
John S. Robertson, P.E. City Engineer	To the	e best of my knowledge, the foregoing information	n is true.			
John S. Robertson, P.E. City Engineer	Signa	ture - Activity Engineer	7/30/0	8		
Nomes and the state of the stat	U		Date			
		S. Robertson, P.E.	City Engineer Title			

APPENDICES

Application Approval Timeline CDBG Program Description Sample Press Release/Public Notice

Appendix 1

APPLICATION APPROVAL TIMELINE

Activity	Time Frame
CDBG Application Submittal Deadline	July 31, 2018
County Review of CDBG Applications	August 31, 2018
Public Hearing(s) Conducted by City	September 28, 2018
Evidence of Noticed Public Hearing Submitted (Item	October 15, 2018 is specified in Section II)
Board of Supervisors Conducts Public Hearing for Approval of Recommended Activities and Programs	April – May 2019
Initial Study/Environmental Assessment	April – July 2019 Review Period
2019-2020 Program Year Begins	July 1, 2019

Appendix 2

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

The CDBG Program, initiated in 1974, is a federally assisted program administered through the U.S. Department of Housing & Urban Development (HUD). Under the Program, participating cities are entitled to receive a certain annual allocation for various housing and community development activities. The following is a list of eligible and ineligible activities. In addition to eligibility, a proposed activity must be determined to meet a National Objective, which analysis is performed by Community Development staff.

ELIGIBLE ACTIVITIES

- I. Public Facility and Infrastructure Improvements (includes acquisition, construction, reconstruction, rehabilitation or installation of the following types of activities on publicly-owned infrastructure and facilities)
 - A. Water System Improvements Acquisition of private systems, installation of new systems, extensions to under-served areas and improvements to existing systems.
 - B. Sewer System Improvements Extensions to non-sewered areas, replacement of existing lines, connections of private properties, and improvements to sewer treatment plants.
 - C. Street and Drainage Improvements Drainage basins and lines, streets, curbs, gutters, sidewalks, lights, bridges, and canal undergrounding.
 - D. Fire Protection Improvements Fire stations, hydrants, and fire protection equipment.
 - E. Neighborhood Facilities Single or multi-purpose facilities to provide health, social, recreational, or similar services as well as branch libraries and facilities for specific groups, such as senior citizens and the handicapped.
 - F. Parks & Recreation Facilities Site acquisition, development and improvements to new and existing parks, playgrounds and other recreational facilities.
 - G. Solid Waste Facilities & Equipment

- H. Removal of Architectural Barriers (curb cuts, park improvements, and improvements to public buildings to meet ADA requirements)
- Energy Conservation Measures
- II. Housing Rehabilitation and Down Payment Assistance
 - Rehabilitation of properties including privately owned homes and commercial or industrial building
 - Down payment / mortgage assistance
- III. Special Economic Development*
 - Grants, loans, loan guarantees, interest subsidies to businesses
 - Business incubator construction
- IV. Public Services
 - Employment Training
 - Crime Prevention
 - Child Care
 - Recreation, Senior and Youth Center Programs
 - Help for the Needy/Homeless
- V. Historic Preservation
- VI. Property Acquisition and Disposition
- VII. Property Clearance
- VIII. Targeted Proactive Code Enforcement
- IX. Commercial or Industrial Rehabilitation
- * Requires Supplemental Forms, contact Community Development office

INELIGIBLE ACTIVITIES

Activities involving the following are ineligible activities under the CDBG Program:

- I. Civic Buildings such as city halls, courthouses, police stations
- II. Operating and/or maintenance expenses
- III. Political activities
- IV. Purchase of equipment furnishings and personal property (except for fire protection equipment)
- New housing construction except under conditions identified in Section 570.207(b)(3) of the CDBG Program regulations (Contact County staff)

Appendix 3

Every activity proposal <u>MUST</u> contain evidence of citizen participation and support for the proposal. This evidence must include documentation of at least one Public Hearing at which the specific activity was discussed and opportunities provided for citizen input.

SAMPLE PRESS RELEASE/PUBLIC NOTICE

	to Consider Proposals for CDBG Funds	=3
The	(Insert Applicant Name) will hold a	a public hearing to consider
activities that could be finar	nced by the Federal Community Develop	ment Block Grant (CDBG)
Program		
The meeting will be held on	2018, at p.m. ii	n the
located at	Interested individuals	and organizations are
encouraged to attend to voi	ce activity recommendations for their con	nmunity or neighborhood.
The Community Developme	ent Block Grant (CDBG) is a Federal gran	it program administered by
Fresno County to address h	ousing and community development nee	ds of low- and moderate-
ncome persons. Types of e	eligible activities include (public works imp	provements such as water,
sewer, streets and drainage	, fire protection facilities and equipment,	solid waste facilities,
ibraries and community cen	ters.)	
For further information, pleas	se contact the	(Applicant/Agency Name) at
559)	or the Fresno County Community Develo	pment office at
559) 600-4292.	7 78001 - 17 2 3 10 10	- and at

ATTACHMENTS

Include all required material and supporting documentation under the appropriate Attachment. If needed, Applicants may provide additional attachments beyond those listed in the Table of Contents.

ATTACHMENT A Activity Site Map/Site Control

CITY OF REEDLEY CDBG PROJECT FY 2019 - 2020

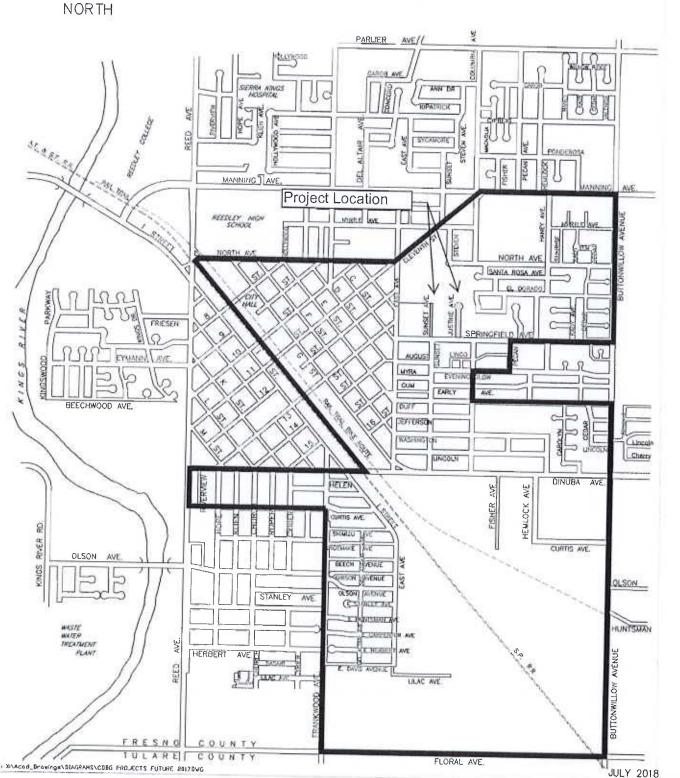
LEGEND

NODELL

JUSTINE AND SUNSET AVENUE NORTH OF SPRINGFIELD AVENUE TO DEAD END

ELIGIBILITY AREA PROJECT AREA

EXHIBIT A



ATTACHMENT B

Evidence of Public Hearing/Local Support

*** To be submitted to County of Fresno Public Works Department, Planning Division the week following the City of Reedley Council meeting ***

ATTACHMENT C

Minute Order/Resolution

*** To be submitted to County of Fresno Public Works Department, Planning Division the week following the City of Reedley Council meeting, after receipt of the eligibility confirmation letter from County of Fresno ***

ATTACHMENT D

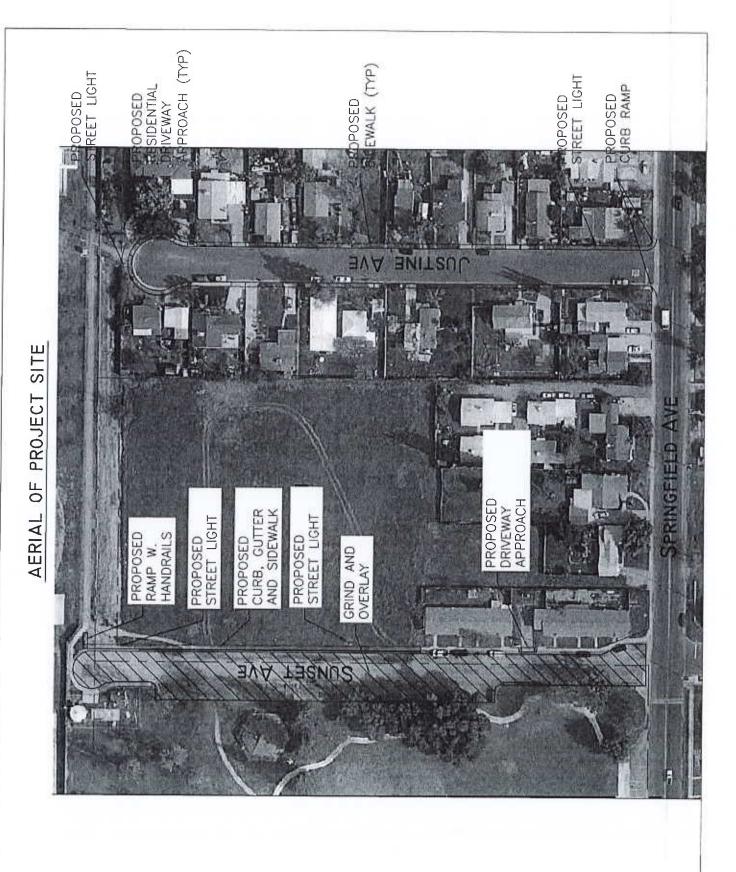
Other Funding Commitments

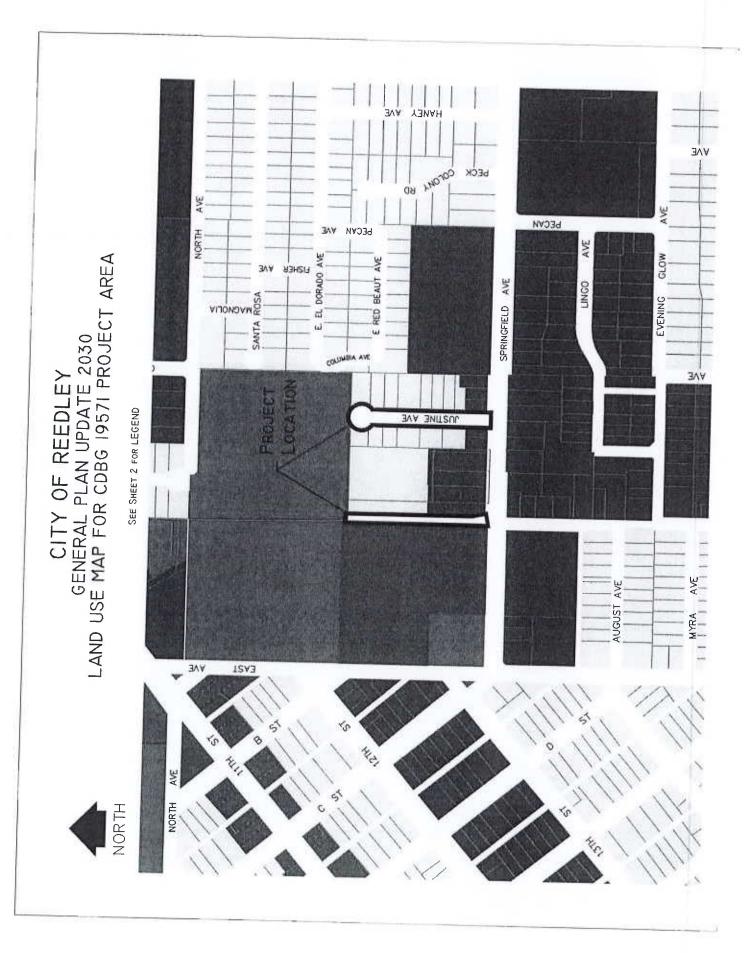
ATTACHMENT E

Environmental Supporting Documentation

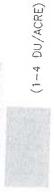
*** In County of Fresno files ER 7227, 7358 and 7446***

* EA 2014-001, 2014-2, 2014-3, 2014-11, 2014-012, 2015-10, 2015-11, 2017-4 and 2017-6





RESIDENTIAL



LOW (4-8 DU/ACRE)

MEDIUM (8-15 DU/ACRE)

HIGH (15-29 DU/ACRE)

OTHER

OPEN SPACE



PUBLIC / INSTITUTIONAL FACILITY

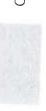


REMAINDER OF STUDY AREA



COMMUNITY BUFFER

COMMERCIAL



CENTRAL DOWNTOWN



NEIGHBORHOOD COMMERCIAL



COMMUNITY COMMERCIAL OFFICE



SERVICE COMMERCIAL

INDUSTRIAL



LIGHT INDUSTRIAL



HEAVY INDUSTRIAL

E201410000049

CITY OF REEDLEY CATEGORICAL EXEMPTION ENVIRONMENTAL ASSESSMENT NO. 2014-2

F. Lanca H. avalos

FOR

FRESNO COUNTY CLERK

Land and Water Conservation Fund Mueller Park Beautification Project

DEPUTY

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

APPLICANT:

City of Reedley 1733 Ninth Street Reedley, CA 93654

PROJECT LOCATION:

C.F. Mueller Park is approximately 6,93 acres and is located at the Northeast corner of East and Springfield Avenues (APN: 370-131-01T).

PROJECT DESCRIPTION:

The applicant is applying for grant funds through the Land Water Conservation Funds to expand recreational opportunities in Mueller Park, Reedley, California. The scope of work includes the construction of approximately 1530 LF x 6ft of concrete for walking path that will encircle the park. Twelve new lighting fixtures, 6 concrete picnic tables, 4 mounted BBQ grills and 3 benches will be placed throughout the park close to the walking trail. The existing landscape will be enhanced with additional trees and shrubs in various parts close to the trail. To further expand recreational opportunities necessary renovations are planned for a below grade sandbox (200 sq. ft.), shade structure canopy, and the unsafe play equipment will be removed and replaced with equipment meeting current safety standards. The restroom structure will stay intact but the items on the inside will be removed and replaced for a fully functioning public facility.

This project is exempt under Section 15303 (Class 3/New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Project) of the California Environmental Quality Act (CEQA) Guidelines.

EXPLANATION:

Section 15303 (Class 3/New Construction or Conversion of Small Structures), exempts from the provisions of CEQA projects characterized as consisting of construction a store, motel office or restaurant. In the urban area the exemption applies to up to four commercial structures.

Section 15332 (In-Fill Development Projects), exempts from the provisions of CEQA projects characterized when the project is consistent with the General Plan; the project occurs within the city limits on a site less than five acres; there are no habitat for endangered species, the project would not result in any significant effects relating to traffic, noise, air quality and or water quality; and the site can be adequately served by all required utilities and public services.

The proposed project will involve repair of the current and addition of new amenities to the existing park, which are exemptions characterized under Section 15303 (Class 3/New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Project) of the California Environmental Quality Act (CEQA) Guidelines.

City of Reedley Catagorical Examption Environmental Assessment No. 2014-2 Land and Water Conservation Fund Mueller Park Beautification Project

Date:

February 26, 2014

Submitted by:

Ellen Moore, Assistant Planner

City of Reedley

Community Development Department (559) 637-4200 ext. 222

CITY OF REEDLEY CATEGORICAL EXEMPTION ENVIRONMENTAL ASSESSMENT NO. 2014-3 FOR

Site Plan Review Application No. 2014-02

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

APPLICANT: Monique Quinones

Daley Enterprises

1356 East Tulare Avenue

Tulare, CA 93724

PROJECT LOCATION; 1093 11th Street (APN: 370-110-18)

PROJECT DESCRIPTION: The development of a medical office complex on a 1.30+ acre parcel,

located at 1093 11th Street, Reedley, CA. The proposed project consists of demolishing four existing uninhabitable buildings on the site, constructing an 8,600 square foot medical facility and a parking lot with landscaping, and grading two future 2,500 square foot building pads. The project is consistent with the 2030 General Plan Community Commercial Land Use Designation and the Reedley Municipal Code

Central and Community Commercial (CC) Zoning Designation.

This project is exempt under Section 15303 (Class 3/New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Project) of the California Environmental Quality Act (CEQA) Guidelines.

Submitted by:

EXPLANATION:

Section 15303 (Class 3/New Construction or Conversion of Small Structures), exempts from the provisions of CEQA projects characterized as consisting of construction of a store, motel, office or restaurant. In the urban area the exemption applies to up to four commercial structures.

Section 15332 (In-Fill Development Projects), exempts from the provisions of CEQA projects characterized when the project is consistent with the General Plan; the project occurs within the city limits on a site less than five acres; there are no habitat for endangered species, the project would not result in any significant effects relating to traffic, noise, air quality and or water quality; and the site can be adequately served by all required utilities and public services.

The proposed project will involve the construction of a medical office complex on a site less than five acres, which are exemptions characterized under Section 15303 (Class 3/New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Project) of the California Environmental Quality Act (CEQA) Guidelines.

Date: May 7, 2014

Cilian Adams Assistant Division

Ellen Moore, Assistant Planner

City of Reedley

Community Development Department

(559) 637-4200 ext. 222

CITY OF REEDLEY CATEGORICAL EXEMPTION **ENVIRONMENTAL ASSESSMENT NO. 2014-11** FOR

Site Plan Review Amendment Application No. 2014-03

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

APPLICANT:

Rob Sanders and Sean Odom

GMA Consulting Engineers and Architects

7337 North First Street, Suite #110

Fresno, CA 93720

PROJECT LOCATION:

1625 G Street (APN: 368-370-66S)

PROJECT DESCRIPTION:

The construction of a 15,939 square foot cold storage building as an addition to an existing wholesale fruit packing company. The project site is a 0.69± acre parcel, but the packing company is located on multiple parcels. The proposed cold storage building to be constructed will be a single story with insulated panel construction, and ammonia will be used as a refrigerant. The project is consistent with the 2030 General Plan Service Commercial Land Use Designation and the Reedley Municipal

Code Light Industrial (ML) Zoning Designation.

This project is exempt under Section 15332 (In-Fill Development Project) of the California Environmental Quality Act (CEQA) Guidelines.

EXPLANATION:

Section 15332 (In-Fill Development Projects), exempts from the provisions of CEQA projects characterized when the project is consistent with the General Plan; the project occurs within the city limits on a site less than five acres; there are no habitat for endangered species, the project would not result in any significant effects relating to traffic, noise, air quality and or water quality; and the site can be adequately served by all required utilities and public services.

The project site has a Service Commercial planned land use designation. The purpose of this land use designation is to provide land designated for general wholesale or heavy commercial uses, which, due to space requirements or the distinctive nature of their operations, are not usually located in other commercial centers. This project is an expansion of an existing packing company that, due to the size and nature of the business, is not located in a commercial center. This project will also implement Land Use Policy LU 2.7.46, which states that Service Commercial designations shall be primarily located along "I" and "G" Streets.

The project occurs in the city limits in the downtown core of Reedley and is on a site less than five acres. Because the project site is in an urban area, there are no habitat for endangered species on the site. The project would be required to comply with general plan policies and mitigation measures addressed in the Reedley General Plan 2030 Program EIR (SCH# 2010031106), which would determine that the project would not result in any significant effects related to traffic, noise, air quality or water quality.

The site can be adequately served by a 10" water line and 8" sewer line through the alley serving the 1500 and 1600 block of G Street and a 24" storm drain line under G Street directly adjacent to the project site.

The proposed project will involve the construction of a 15,939 square foot cold storage building on a 0.69± acre parcel, which are exemptions characterized under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

City of Reedley Categorical Exemption Environmental Assessment No. 2014-11 Site Plan Review Amendment Application No. 2014-03

Date:

August 6, 2014

Submitted by:

Ellen Moore, Assistant Planner

City of Reedley Community Development Department (559) 637-4200 ext. 222

CITY OF REEDLEY NEGATIVE DECLARATION

prepared for Environmental Assessment (EA) No. 2014-012

The Notice of Intent for this proposed environmental finding was filed with the

APPLICANT:

Fresno County Housing Authority 1331 Fulton Mall Fresno, CA 93721 FRESNO COUNTY CLERK 2221 Kern Street Fresno, California 93721-2600

PROJECT LOCATION: 1233 & 1255 G Street, between 12th & 13th Streets

Site Latitude: 36° 035' 40.70" N Site Longitude: 119° 26' 58" W

Assessor's Parcel Number: 368-241-08, 368-241-10 & 368-241-12

(Approximately ±1.76-acres)

Oп August 13, 2014 (copy Attached)

PROJECT DESCRIPTION:

The City of Reedley has initiated Environmental Assessment No. 2014-12 for the purpose of assessing the environmental effects of Rezone Application No. 2014-01, which is requesting authorization to reclassify the 1.38± acre subject property (APN: 368-241-08) from the ML (*Light Industrial*) zone district to the CS (*Commercial Service*) zone district. The other two involved parcels to be developed as part of this project will retrace Project is located at 1233 & 1255 G Street on the 1.78± acre.

The Site Plan Review Application No. 2014-04, is requesting authorization to construct on three parcels (APN: 368-241-08, 638-241-10 & 368-241-12) 55 new affordable housing units, a 1,900 square-foot community center, and 3,000 square-foot of retail space. The retail space is located on G Street, with potential pedestrian access through a pased which runs east-west along the center of the development. The multiple family residential buildings are proposed to be designed as two-story structures and all units will incorporate universal design elements. This includes Energy Star® appliances, no VOC paints, low emitting flooring, radiant barrier roof sheathing, high efficiency windows, energy efficient lighting exceeding Title 24 standards by 40% to

The City of Reedley has conducted an environmental analysis for the above-described project, contained in the attached initial study. The City of Reedley, as the Lead Agency, proposes to adopt a Negative Declaration for this project. This Negative Declaration is tiered from the certified Program Environmental Impact Report (SCH No. 2010031106) (PEIR) prepared for the Reedley General Plan Update 2030 (GPU). The project has been determined to be a subsequent project that is not fully within the scope of the certified Program Environmental Impact Report prepared for the GPU. Pursuant to Public Resources Code §21157.1 and California Environmental Quality Act (CEQA Guidelines) §15177, this project has been evaluated with respect to each item on the attached environmental checklist to determine whether this project may cause any additional significant effect on the environment which was not previously examined in the Program Environmental Impact Report (SCH No. 2010031106).

After conducting a review of the adequacy of the Program Environmental Impact Report (SCH No. 2010031106) pursuant to Public Resources Code Section 21157.6(b)(1), the City of Reedley, as the lead agency, finds that no substantial changes have occurred with respect to circumstances under which the Program Environmental Impact Report (SCH No. 2010031106) was certified, and that no new information which was not known and could not have been know at the time that the PEIR was certified, has become available.

The completed environmental impact checklist, its associated narrative, and any proposed mitigation measure(s) reflect applicable comments of responsible and trustee agencies, as well as research and analysis conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the project application and its related environmental assessment application, responses to requests for comment, checklist, initial study narrative, and any attached thereto, combine to form the record indicating that an initial study has been completed in compliance with the California Environmental Quality Act and the CEQA Guidelines.

All new development activity and many non-physical projects contribute directly or indirectly toward cumulative impacts on the physical environment. It has been determined that the incremental effect contributed by this project toward cumulative impacts is not considered substantial or significant in itself, and/or that cumulative impacts accruing from this project may be mitigated to less than significant consistent with the Program Environmental Impact Report (SCH No. 2010031106), Mitigation Monitoring Checklist, with no other mitigation measures required.

The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substance Statement required under subdivision (f) of that Section.

The initial study has concluded that the proposed project will not result in any adverse effects which fall within the "Mandatory Findings of Significance" contained in Section 15065 of the State CEQA Guidelines.

With the PEIR, Mitigation Monitoring Checklist imposed, there is no substantial evidence in the record that this project may have additional significant direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the certified Program Environmental Impact Report (SCH No. 2010031106).

Additional information on the proposed project, including a copy of the proposed environmental findings, may be obtained from the City of Reedley, Community Development Department, City Hall, 1733 Ninth Street, Reedley, California 93654. Phone: 559-637-4200, Ext. 286, e-mail Kevin.Fabino@reedley.ca.gov.

INITIAL STUDY PREPARED BY:

Kevin E. Fabino, Director

DATE: August 13, 2014

SUBMITTED BY:

Kevin Fabino, Director Community Development

Department

CITY OF REEDLEY

Attachments: Notice of Intent to adopt a Mitigated Negative Declaration for Environmental Assessment (EA) No. 2014-012, dated August 13, 2014

Initial Study (including checklist from CEQA Guidelines Appendix G)

Program Environmental Impact Report (SCH No. 2010031106), Mitigation Monitoring Checklist

CITY OF REEDLEY

NOTICE OF INTENT TO ADOPT A FINDING OF A NEGATIVE DECLARATION

Environmental Assessment (EA) No. 2014-012

APPLICANT:

Fresno County Housing Authority 1331 Fulton Mall Fresno, CA 93721

PROJECT LOCATION: 1233 & 1255 G Street, between 12th & 13th Streets

Site Latitude: 36° 035' 40.70" N Site Longitude: 119° 26' 58" W

Assessor's Parcel Number: 368-241-08, 368-241-10 & 368-241-12

(Approximately +1.76-acres)

FILED WITH:

FRESNO COUNTY CLERK
2221 Kern Street
Fresno, California 93721-2600

AUG 1 3 2014



PROJECT DESCRIPTION:

The City of Reedley has initiated Environmental Assessment No. 2014-12 for the purpose of assessing the environmental effects of Rezone Application No. 2014-01, which is requesting authorization to reclassify the 1.38± acre subject property (APN: 368-241-08) from the ML (*Light Industrial*) zone district to the CS (*Commercial Service*) zone district. The other two involved parcels to be developed as part of this project will retain their existing CS (*Commercial Service*) zone district designation. The subject sites are proposed Trail Terrace Project is located at 1233 & 1255 G Street on the 1.78± acre.

The Site Plan Review Application No. 2014-04, is requesting authorization to construct on three parcels (APN: 368-241-08, 638-241-10 & 368-241-12) 55 new affordable housing units, a 1,900 square-foot community center, and 3,000 square-foot of retail space. The retail space is located on G Street, with potential pedestrian access through a paseo which runs east-west along the center of the development. The multiple family residential buildings are proposed to be designed as two-story structures and all units will incorporate universal design elements. This includes Energy Star® appliances, no VOC paints, low emitting flooring, radiant barrier roof sheathing, high efficiency windows, energy efficient lighting exceeding Title 24 standards by 40% to achieve a Build it Green certification®.

SUMMARY OF FINDINGS:

The City of Reedley has conducted an environmental analysis for the above-described project. See the attached Property Vicinity Map below. The project has been determined to be a subsequent project that is not fully within the scope of the certified Program Environmental Impact Report (SCH No. 2010031106) prepared for the Reedley General Plan 2030 Update (GPU). Therefore, the City of Reedley, as the lead agency, proposes to adopt a Negative Declaration for this project.

The completed environmental impact checklist, its associated narrative, and any proposed mitigation measure(s) reflect applicable comments of responsible and trustee agencies, as well as research and analysis

conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the project application and its related environmental assessment application, responses to requests for comment, checklist, initial study narrative, and combine to form the record indicating that an initial study has been completed in compliance with the California Environmental Quality Act and the CEQA Guidelines.

All new development activity and many non-physical projects contribute directly or indirectly toward cumulative impacts on the physical environment. It has been determined that the incremental effect contributed by this project toward cumulative impacts is not considered substantial or significant in itself, and/or that cumulative impacts accruing from this project may be mitigated to less than significant consistent with the Program Environmental Impact Report (SCH No. 2010031106), Mitigation Monitoring Checklist, with no other mitigation measures required.

There is no substantial evidence in the record that this project may have additional significant direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the certified Program Environmental Impact Report prepared for the Reedley General Plan Update 2030. After conducting a review of the adequacy of the Program Environmental Impact Report (SCH No. 2010031106) pursuant to Public Resources Code Section 21157.6(b)(1), as the lead agency, finds that no substantial changes have occurred with respect to circumstances under which the Program Environmental Impact Report (SCH No. 2010031106) was certified, and that no new information which was not known and could not have been know at the time that the Program Environmental Impact Report (SCH No. 2010031106) was certified, has become available.

The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substance Statement required under subdivision (f) of that Section.

The initial study has concluded that the proposed project will not result in any adverse effects which fall within the "Mandatory Findings of Significance" contained in Section 15065 of the State CEQA Guidelines.

Additional information on the proposed project, including a copy of the proposed environmental findings, may be obtained from the City of Reedley, Community Development Department, City Hall, 1733 Ninth Street, Reedley, California 93654.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments may be submitted at any time between the publication date of this notice and close of business on September 4, 2014. Please direct comments to Kevin Fabino, Director of the Community Development Department at City Hall, 1733 Ninth Street, Reedley, California 93654, or phone: 559-637-4200, Ext. 286, e-mail Kevin Fabino@reedley.ca.gov.

INITIAL STUDY PREPARED BY:

Kevin E. Fabino, Director

DATE: August 13, 2014

SUBMITTED BY

Kevin Fabino, Director Community Development

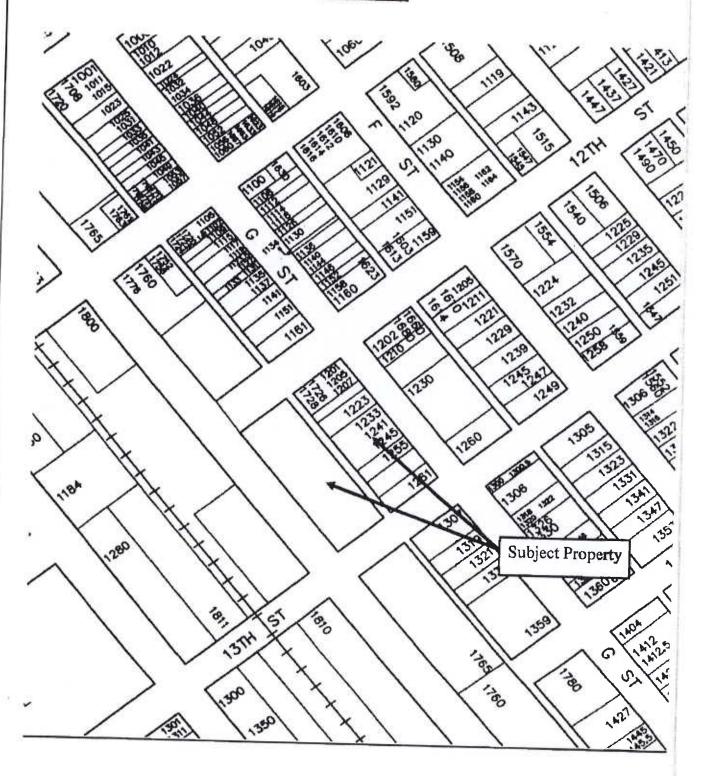
Department

CITY OF REEDLEY

Attachments: Property Vicinity Map -EA No. 2014-12

Notice of Intent, EA No. 2014-012

VICINITY MAP



Notice of Intent, EA No. 2014-012

EXHIBIT A

INITIAL STUDY, USING A MODIFIED CEQA GUIDELINES APPENDIX G CHECKLIST analyzing a subsequent project under City of Reedley, certified Program Environmental Impact Report (SCH No. 2010031106) prepared for the Reedley General Plan Update 2030

Environmental Assessment No. 2014-012

August 13, 2014

- 1. Project title: Rezone Application No. 2014-01 & Site Plan Review Application No. 2014-04
- 2. Lead agency name and address:

City of Reedley Community Development Department 1733 Ninth Street, Reedley, California 93654

Contact person and phone number:

Kevin Fabino, Director Community Development Department 1733 Ninth Street, Reedley, California (559) 637-4200 ext. 286

e-mail Kevin.Fabino@reedley.ca.gov

4. Project location: 1233 & 1255 G Street, between 12th & 13th Streets

Site Latitude: 36° 035' 40.70" N Site Longitude: 119° 26' 58" W

Assessor's Parcel Number: 368-241-08, 368-241-10 & 368-241-12 (Approximately +1.76-

acres)

5. Project applicant/sponsor name and address:

Fresno County Housing Authority 1331 Fulton Mall Fresno, CA 93721

6. General plan designation:

Existing: Central Downtown Planned Land Use

Proposed: Same

7. Zoning:

Existing: ML (*Light Industrial*) zone district **Proposed:** CS (*Commercial Service*) zone district

8 Description of project:

The City of Reedley has initiated Environmental Assessment No. 2014-12 for the purpose of assessing the environmental effects of Rezone Application No. 2014-01, and Site Plan Review Application No. 2014-14. Rezone Application No. 2014-01 seeks to reclassify the 1.38± acre subject property (APN: 368-241-08) from the ML (*Light Industrial*) zone district to the CS (*Commercial Service*) zone district. The other two involved parcels to be developed as part of this project will retain their existing CS (*Commercial Service*) zone district designation. The subject site proposed for the Trailside Terrace Project is located at 1233 & 1255 G Street which totals 1.78± acres. The site is currently undeveloped and considered to be by-passed parcels.

The Site Plan Review Application No. 2014-04, is requesting authorization to construct on the three parcels identified above (APN: 368-241-08, 638-241-10 & 368-241-12) 55 new affordable housing units, a 1,900 square-foot community center, and 3,000 square-feet of retail space. The retail space is located on G Street, with potential pedestrian access through a paseo which runs east-west along the center of the development. The multiple family residential buildings are proposed to be designed as two-story structures and all units will incorporate universal design elements. This includes Energy Star® appliances, no VOC paints, low emitting flooring, radiant barrier roof sheathing, high efficiency windows, and energy efficient lighting exceeding Title 24 standards by 40% to achieve a Build it Green certification®.

The County of Fresno is providing HOME Funds to the applicant to further support the project.

9 Surrounding land uses and setting::

	Planned Land Use	Existing Zoning	Existing Land Use
North	Central Downtown Planned Land Use	CS (Commercial Service) zone district	Existing Commercial development
East	Central Downtown Planned Land Use	CS (Commercial Service) zone district	Existing Commercia development
South	Central Downtown Planned Land Use	RCO (Resources Cons. & Open Space) zone district	Rails-to-Trail
West	Central Downtown Planned Land Use	CS (<i>Commercial Service</i>) zone district	Existing Commercial development

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): County of Fresno

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Pursuant to Public Resources Code Section 21001.1 and 21080, the purpose of this initial study is to analyze the potential environmental impacts of the project, to determine whether the project would have a significant adverse environmental impact requiring preparation of and Environmental Impact Report, or whether adverse impacts may be mitigated below a level of significance with features incorporated into a project and imposition of mitigation measures.

It is noted that the environmental setting for this project and a range of potential environmental impacts of development and use of land in the City of Reedley Sphere of Influence were described in the Program Environmental Impact Report (PEIR) certified in 2014.

Environmental factors checked below would be potentially affected by this project, although none of the impacts would be potentially significant with application of project-specific mitigation measures:

Aesthetics	Agriculture and Forestry Resources	Air Quality
Biological Resources	Cultural Resources	Geology /Soils
Greenhouse Gas Emissions	Hazards & Hazardous Materials	Hydrology/Water Quality
Land Use/Planning	Mineral Resources	Noise
Population /Housing	Public Services	Recreation
Transportation/Traffic	Utilities/Service Systems	Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that, although some aspects of this activities that would be allowed subsequent to the proposed project could have some adverse effects on the environment, those effects would not result in a significant adverse effect because revisions in the project have been made and project-specific mitigation measures will be applied, as agreed to by the project proponent. I further find that the project will not have additional significant adverse effects on the environment beyond those identified in the City of Reedley, certified Program Environmental Impact Report, prepared for the Reedley General Plan Update 2030.

Therefore, A NEGATIVE DECLARATION will be prepared.

EVALUATION OF ADDITIONAL ENVIRONMENTAL IMPACTS:

- 1. For purposes of this Initial Study, the following answers have the corresponding meanings:
 - a. "No Impact" means the subsequent project will not cause any additional significant effect related to the threshold under consideration which was not previously examined in the PEIR.
 - b. "Less Than Significant Impact" means there is an impact related to the threshold under

- consideration that was not previously examined in the PEIR, but that impact is less than significant;
- c. "Less Than Significant with Mitigation Incorporation" means there is a potentially significant impact related to the threshold under consideration that was not previously examined in the PEIR, however, with the mitigation incorporated into the project, the impact is less than significant.
- d. "Potentially Significant Impact" means there is an additional potentially significant effect related to the threshold under consideration that was not previously examined in the PEIR.
- 2. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 3. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 4. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 5. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 6. Earlier analyses may be used where, pursuant to the tiering, PEIR or MIER, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed, Identify which effects from the above checklist were within the scope of and adequately analyzed in the PEIR or another earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 7. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where

the statement is substantiated.

- 8. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 9. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 10. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS Would the project:				
a) Have a substantial adverse effect on a scenic vista?			×	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			x	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			х	204
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			х	

The project would not have a significant effect on scenic vistas or scenic resources in the City of Reedley, because the project is surrounded by buildings of similar height (in-fill), mass and bulk. The subject property does not include any scenic resources such as trees, rock outcropping, or historic structures. The subject territory will not damage any scenic resources nor will it degrade the visual character or quality of the site and its surroundings. Furthermore, the project will not create a new source of substantial light or glare which would affect day or night time views in the project area, given that during the entitlement process, staff will ensure that lights are located in areas that will minimize light sources.

As a result, the project will have a less than significant impact on aesthetics. The project will be subject to the aesthetics mitigation measures identified in the PEIR. Conditions of Approval will be applied to ensure that the project is aesthetically appealing and will be further refined during the entitlement process.

Therefore, no project-specific mitigation for aesthetics impacts is required beyond the mitigation measures related to potential aesthetic impacts set forth in the PEIR.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information complied by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:			X	
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				x
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				x

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				×
d) Result in the loss of forest land or conversion of forest land to non-forest use?				x
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				х

The subject properties are located in the urban core of the City of Reedley. The G Street corridor is considered to be the central business district for the City. The subject properties are surrounded by existing commercial development and well-established residential neighborhoods. The subject properties are located approximately 1/2 mile away from any agricultural lands. Therefore, the project itself will not cause any premature conversation of agricultural lands or cause other tertiary impacts to agricultural lands (See attached Distance from Agricultural Lands Map). The subject site and surrounding property are not subject to contracts under the Williamson Act.

The project would not adversely affect agricultural or forestry resources. The subject site is designated as "non-prime farmland" on the Fresno County Important Farmland 2010, Rural Land Mapping Edition, and Program Environmental Impact Report, Figure 6, Important Farmland Map, and thus is not considered to be prime farmland, farmland of statewide importance, or unique farmland. The subject property is surrounded by similar urban uses.

Approval of this mixed use project would constitute infill development which would prevent potential cumulative consumption of agricultural land for additional residential/commercial development in the City of Reedley.

Mitigation Measures

1. The proposed project incorporates and implements as applicable PEIR mitigation measures relating to agricultural land preservation (AG-1 & AG-2), as identified in the attached Exhibit B, Mitigation Monitoring Checklist for Final Environmental Impact Report (SCH No. 2010031106) & Reedley General Plan 2030, dated February 18, 2014.

Therefore, no project-specific mitigation for forestry impacts is required.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY AND GLOBAL CLIMATE CHANGE - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan (e.g., by having potential emissions of regulated criterion pollutants which exceed the San Joaquin Valley Air Pollution Control Districts (SJVAPCD) adopted thresholds for these pollutants)?			х	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			x	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			x	
d) Expose sensitive receptors to substantial pollutant concentrations?			х	
e) Create objectionable odors affecting a substantial number of people?			х	

Environmental and Regulatory Setting Regarding Air Quality

The project is located in Fresno County and within the San Joaquin Valley Air Basin (SJVAB). This region has had chronic non-attainment of federal and state clean air standards for ozone/oxidants and particulate matter due to a combination of topography and climate. The San Joaquin Valley (Valley) is hemmed in on three sides by mountain ranges, with prevailing winds carrying pollutants and pollutant precursors from urbanized areas to the north (and in turn contributing pollutants and precursors to downwind air basins). The Mediterranean climate of this region, with a high number of sunny days and little or no measurable precipitation for several months of the year, fosters photochemical reactions in the atmosphere, creating ozone and particulate matter. Some air pollutants are fairly consistent throughout the year and are changeable from day to day and even hour to hour, due to complex interactions of topography, climate, and weather.

Regional factors affect the accumulation and dispersion of air pollutants within the SJVAPD. The SJVAPD is approximately 250 miles long and averages 35 miles wide, and is the second largest air basin in the state. The SJVAPD is defined by the Sierra Nevada in the east (8,000 to 14,000 feet in elevation), the Coast Ranges in the west (averaging 3,000 feet in elevation), and the Tehachapi

mountains in the south (6,000 to 8,000 feet in elevation). The Valley is basically flat with a slight downward gradient to the northwest. The Valley opens to the sea at the Carquinez Straits where the San Joaquin-Sacramento Delta empties into San Francisco Bay. The Valley, thus, could be considered a "bowl" open only to the north.

Summertime wind speed and direction data indicate that the Valley's air mass moves from the north end of the Valley and flows in a south-southeasterly direction through the Valley, through the Tehachapi Pass, into the Southeast Desert Air Basin.

During the winter, average high temperatures are in the 50s and the average daily low temperature is 45°F. Temperatures below freezing are unusual, but highs in the 30s and 40s can occur on days with persistent fog and low cloudiness. Wintertime wind speed and direction data indicate that prevailing winds flow occasionally reverse, with wind originating from the south end of the Valley and blowing in a north-northwesterly direction. While the Valley generally experiences light winds (less than 10 mph), more disturbed weather conditions with stronger ground level winds can generate fugitive dust and exacerbate particulate matter pollution. Winter also predisposes the SJVAPD to inversion layers, where warm air in the upper atmosphere caps cold air at lower elevations, with little or no normal convection to mix the air mass. Inversions can exist at the surface or at any height above the ground, and tend to act as a lid on the Valley, holding in the pollutants that are generated here.

Occurrences of high barometric pressure at any time of the year tend to cause the Valley atmosphere to stagnate and allow pollutants to concentrate. These factors create a climate conducive to elevated particulate matter (PM 10 and PM 2.5) concentrations and accumulations of carbon monoxide (CO).

Valley air quality has adverse impacts on human health, a situation rendered more serious due to the elevated proportion of sensitive persons (children and the elderly) in the local population. Childhood and adult asthma is prevalent and there is a high level of asthma mortality in the region. Outdoor recreation is often contraindicated, which has secondary cardiopulmonary effects from lack of physical activity.

The San Joaquin Valley Air Pollution Control District (SJVAPCD) is the local regional jurisdictional entity charged with attainment planning, rulemaking, rule enforcement, and monitoring under Federal and State Clean Air Acts and Clean Air Act Amendments. The regional SJVAPD has provided a means to undertake regional climatology studies for understanding transport and evolution of air pollutants, and a comprehensive approach to reducing air pollution in the entire Valley.

The SJVAPCD has promulgated a series of air quality attainment plans pursuant to requirements of Federal and state Clean Air Acts, complementing the efforts of the California Air Resources Board. These plans include a range of strategies to improve air quality through land use planning and transportation control measures, vehicle inspection programs, industrial point source permit controls, emission offsets, incentive programs to replace high-polluting equipment/vehicles with newer/cleaner technologies, and even regulations aimed at reducing the amount of pollutants transported in the Valley from the coastal (Bay) area. SJVAPCD Rulemaking efforts have focused on cost-effective technologies and measures which have aimed to reduce the most pollutants at the least cost on a regional basis.

Through these attainment plans and implementing regulations (e.g., Rules), the SJVAPCD has reduced emissions of pollutants and pollutants precursors overall and has achieved attainment of some national ambient air quality standards. However, ozone/oxidant air pollutant is a refractive problem. The SJVAPCD has a current designation of Extreme Non-Attainment. Full attainment is not projected until year 2024.

The Reedley General Plan Update 2030 and certified Program Environmental Impact Report, contains significant City goals, objectives, policies and mitigation measures to reduce potential air pollution and reduce emissions of greenhouse gases. While the PEIR was certified and adoption with an over-riding

consideration for the intractable regional air pollution problems, policies of the General Plan, PEIR mitigation measures and conditions of approval will be applied to the project.

SJVAPCD Rules provide the main strategy for attaining National and State Ambient Clean Air Standards. Some SJVAPCD Rules would apply to aspects of using the subject property for the requested uses; for example, tenant activities, may involve applications of architectural coatings, use of mobile equipment, boilers, bakery and grill facilities, etc. that generate the emissions of air pollutants.

The project will not occur at a scale of which the potential to contribute substantially to existing or projected air quality violations, impacts, or increases of criteria pollutants for which the San Joaquin Valley region is under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors). The proposed project is not proposing a use which will create objectionable odors.

The developer is required to comply will all applicable air quality rules and regulations. The project proposes 55 affordable multiple family dwelling units and approximately 3,000 square feet of retail space, and therefore within the threshold for the SJVAPCD Indirect Source Review Rule. The project has been conditioned, through the project conditions of approval to comply with the SJVAPCD Rule 9510, therefore, no further mitigation is required to ensure a less than significant impact to the environment.

Therefore, the project would have a less than significant impact on air quality or global climate change.

Mitigation Measures

1. The proposed project incorporates and implements as applicable PEIR mitigation measures relating to air quality (AQ-1 & AQ-2), as identified in the attached Exhibit B, Mitigation Monitoring Checklist for Final Environmental Impact Report (SCH No. 2010031106) & Reedley General Plan Update 2030, dated February 18, 2014.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional project would not adversely habitat, wetlands, plants or wildlife, migratory routes, conservation plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			×	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			х	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				x
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				x
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				х
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				х

Because this project is located on an infill site within urbanized Reedley, the project would not have any impact on any protected habitat, wetlands, plants or wildlife, migratory routes, conservation plans, or other biological resources because no known resources of this type exist on the premises. The project has no vegetation or wetlands to provide habitat.

Mitigation Measures

1. The proposed project incorporates and implements as applicable PEIR mitigation measures relating to biological resources (BIO-1), as identified in the attached Exhibit B, Mitigation Monitoring Checklist for Final Environmental Impact Report (SCH No. 2010031106) & Reedley General Plan Update 2030, dated February 18, 2014.

Therefore, no project-specific mitigation for biological impacts is required.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES Would the project:			1111-22	
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				х
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			х	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			х	
d) Disturb any human remains, including those interred outside of formal cemeteries?			x	

There are no structures which exist on or within the immediate vicinity of the site that are listed on, or considered to be eligible for the National, State or Local Register of Historic Places, and the subject site is not within either a designated or proposed historic district. As such, this project will have no impacts on any historical resources.

There is no evidence that cultural resources of any type (including historical, archaeological, paleontological, or unique geologic features) exist within the subject territory. Past record searches for the region have not revealed the likelihood of cultural resources on the subject property or in its immediate vicinity. However, because of the slight possibility of hidden archeological or paleontological resources that may be uncovered during excavation required for this development, the project will adhere to the protocols established in CEQA and the PEIR to address delayed discovery of such resources.

Mitigation Measures

1. The proposed project incorporates and implements as applicable PEIR mitigation measures relating to cultural resources (CR-1 – CR-4), as identified in the attached Exhibit B, Mitigation Monitoring Checklist for Final Environmental Impact Report (SCH No. 2010031106) & Reedley General Plan Update 2030, dated February 18, 2014.

Therefore, no project-specific mitigation for cultural impacts is required.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS Would the project:				

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			x	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			×	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?	_		×	
b) Result in substantial soil erosion or the loss of topsoil?			х	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			х	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			×	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			x	

The City of Reedley and the surrounding County of Fresno area has no known active earthquake faults, and is not in any Alquist-Priolo Special Studies Zone. The immediate Fresno area has extremely low seismic activity levels, although shaking may be felt from earthquakes whose epicenter lie to the east, west, and south. Known major faults are over 50 miles away and include the San Andreas Fault, Coalinga area blind thrust fault(s), the Long Valley, Owens Valley, and White Wolf/Tehachapi fault systems. The most serious threat to Reedley from a major earthquake in the Eastern Sierra would be flooding that could be caused by damage to dams on the upper reaches of the San Joaquin River.

Mitigation Measures

1. The proposed project incorporates and implements as applicable PEIR mitigation measures relating to geology and soils (GEO 1 – GEO 4), as identified in the attached Exhibit B, Mitigation Monitoring Checklist for Final Environmental Impact Report (SCH No. 2010031106) & Reedley General Plan Update 2030, dated February 18, 2014.

Therefore, no project-specific mitigation for geology and soils impacts is required.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			х	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			x	

Background

When sunlight strikes the Earth's surface, some of it is reflected back into space as infrared radiation. When the net amount of solar infrared energy reaching Earth's surface is about the same as the amount of energy radiated back into space, the average ambient temperature of the Earth's surface should remain more or less constant.

Global climate change (colloquially referred to as "global warming") is the term coined to describe very widespread climate change characterized by a rise in the Earth's ambient average temperatures with concomitant disturbances in weather patterns and resulting alteration of oceanic and terrestrial environs and biota. The predominant opinion within the scientific community is that global climate change is occurring, and that it is being caused and/or accelerated by human activities, primarily the generation of "greenhouse gases" (GHG).

GHGs are gases having properties that absorb and emit radiation within the thermal infrared range, and that would cause thermal energy (heat) to be trapped the earth's atmosphere. It is believed that increased levels of GHGs in the atmosphere can disturb the thermal equilibrium of the earth when natural carbon cycle processes (such as photosynthesis) are unable to absorb sufficient quantities of carbon dioxide and other GHGs in comparison with the amount of GHGs being emitted. It is believed that a combination of factors related to human activities, such as deforestation, emissions of GHG into the atmosphere from carbon fuel combustion, etc. are causing climate change.

Some GHGs occur naturally and are emitted to the atmosphere through both natural processes and human activities. Other GHGs are created and emitted solely through human activities. Water vapor is the most predominant GHG, and is primarily a natural occurrence: approximately 85% of the water vapor in the atmosphere is created by evaporation from the oceans. The major anthropogenic GHGs (those that enter the atmosphere because of human activities) are carbon dioxide, methane, nitrous oxide and fluorinated gases.

GHGs were not generally thought of as traditional air pollutants because their impacts are global and diffuse in nature, while the criteria air pollutants and air toxins directly affect the health of people and other living things at ground level in the general region of their release to the atmosphere. However, it has been realized that GHGs and associated climate change could also drastically affect the health of populations not only in the U.S., but around the world through sea level rise that displaces populations, causes economic and infrastructure damage, disrupts agriculture, increases heat-related illnesses, exacerbates effects of criteria air pollutants, spreads infectious diseases through proliferation of mosquitoes and other vectors carrying "tropical" diseases into temperate climate zones, and alters/endangers natural flora and fauna in terrestrial and aquatic environments. One oft-cited example of a predicted change in global climate is that the Sierra snowpack could be reduced to as little as 20% of its historic levels, a dire consequence since it is estimated that over 70% of California's population relies on this "frozen reservoir" for its water supply.

The State of California has formally acknowledged these risks and has tasked state and local governments with working toward reduction of potential global climate change. The Governor issued Executive Order No. S-03-05, and subsequently signed Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006, which was codified as Health & Safety Code Section 38501 et seq.

There are, at this time, no "attainment" concentration standards established by the federal or state government for GHGs (although several of the GHGs are regulated as precursors to criteria pollutants regulated by the federal and California Clean Air Acts). However, the State has codified a mandate to reduce GHG emissions to 1990 levels by the year 2020. In order to roll back GHG emissions to 1990 levels, a reduction of 174 million metric tons of CO2e would need to be achieved statewide—against the background of California's general population increase and the need for ongoing land and economic development. The combination of the need to reduce and the need to grow equate to a need to reduce per capita GHG emissions by some 290% from the "business as usual" scenario of continuing the former rate of escalated GHG emissions overtime.

It has been recognized that new development projects would potentially add GHG emissions and could exacerbate global climate change problems. In order to standardize evaluation of projects, Senate Bill 97 (codified as Public Resources Code Sections 21083.05 and 21097) requires the State Resources Agency to adopt guidelines for addressing climate change in environmental analysis pursuant to the California Environmental Quality Act (CEQA). The California Air Pollution Control Officers Association (CAPCOA) produced a comprehensive publication on this topic in August of 2010 titled *Quantifying Greenhouse Gas Mitigation Measures*. The Report provides methods for quantifying emission reductions from a specified list of mitigation measures, primarily focused on project-level mitigation. This document is intended to further support the efforts of local governments to address the impacts of GHG emissions in their environmental review of projects and in their planning efforts.

In order to standardize global climate change assessments within the San Joaquin Valley Air Basin, the SJVAPCD adopted a protocol for evaluating land use projects; the 2009 Guidance for Valley Land Use Agencies in Addressing GHG Emission Impacts for new project under CEQA. The District determined that the most appropriate assessment criteria would be oriented to performance based standards to streamline the CEQA process for determining significance of project impacts, rather than numerical modeling of GHG emissions and emission reductions. Projects meeting the Best Performance Standards ("BPS") established by the SJVAPCD would be determined to have a less than significant cumulative impact on global climate change. If projects could not demonstrate compliance with BPS, then a quantification of GHG emissions and demonstration of a 29% reduction in GHG emissions below the "business as usual" level will be required to determine that a project would have a less than significant cumulative impact.

The multiple family residential buildings are proposed to be designed as two-story structures and all units will incorporate universal design elements. This includes Energy Star® appliances, no VOC paints, low emitting flooring, radiant barrier roof sheathing, high efficiency windows, energy efficient lighting exceeding Title 24 standards by 40% to achieve a Build it Green certification®. The incorporation of these features will reduce the project impacts on greenhouse gas emissions to less than significance.

Mitigation Measures

The proposed project incorporates and implements as applicable PEIR mitigation measures relating to greenhouse gas emissions (GHC-1), as identified in the attached Exhibit B, Mitigation Monitoring Checklist for Final Environmental Impact Report (SCH No. 2010031106) & Reedley General Plan Update 2030, dated February 18, 2014.

Therefore, no project-specific mitigation for greenhouse gas emissions impacts is required.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIAL Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			×	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			x	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	200		x	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				x

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			×	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			×	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			x	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			×	

Hazardous Materials

The subject property is not on the CalEPA list of contained sites, and residential properties are not permitted to engage in industrial or commercial activities which would involve the use, transport, store, and dispose of hazardous materials (outside of those approved for household cleaning and yard & garden pest control). Because the above-noted regulation relating to toxic and hazardous materials is a matter of law, the environmental assessment can rely on compliance without the need for specific mitigation.

Hazardous Facilities

The subject property is not located in any airport safety area or directly adjacent to any freight rail lines. Urban areas have overhead and buried power, gas, rail and communication utility lines. Regulations require that contractors verify precise locations of these lines and avoid damaging them during construction activities; again, environmental assessment can rely on compliance without specific additional mitigation.

Therefore, no project-specific mitigation for hazardous materials and hazardous facilities impacts is required.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY Would the project:				
a) Violate any water quality standards or waste discharge requirements?			х	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			х	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			х	
f) Otherwise substantially degrade water quality?			Х	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			×	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			×	
j) Inundation by seiche, tsunami, or mudflow?			х	

Water Supply, Water Treatment and Delivery Maintenance

The City of Reedley lies directly over the Kings Basin from which the City extracts its domestic water supply. The Kings Basin is a large groundwater subbasin located within the southern part of the San Joaquin Valley Basin, in the Central Valley of California. The groundwater basin covers an area of 1,530 square miles.

The City of Reedley depends entirely on groundwater pumping from the Kings Basin. The topography of the Reedley area is relatively flat, and the primary slopes within the SOI are those found within the Kings River corridor. Subsurface lateral movement of runoff from the Sierra Nevada Mountains to the east and some general surface runoff in creeks, irrigation ditches and open space, percolation ponds and the Kings River are all a source of replenishment of the groundwater table. The City's groundwater supply is pumped from wells located entirely on the eastern side of the Kings River. The City does not pump or operate any groundwater wells on the westerly side of the Kings River.

The City has historically provided domestic water supply solely through groundwater extraction. The City operates six active water wells and three water storage towers. It is common practice for the City to drill its water production wells at depths greater than 800-feet to ensure sufficient supply and meet State Water Quality standards. This is because water quality in the Kings Basin is generally very good and groundwater quality in the Reedley vicinity is also generally good. In the City of Reedley 2011 Water Quality Report, the City reported that after testing for over 100 constituents, the City's groundwater supply met all health related standards established by the California Department of Public Health, and the U.S. Environmental Protection Agency.

The City of Reedley produced from 2003-2007, 11,474,563,400 gallons of water for public consumption. During the same period the average Annual Daily Per Capita Water Use (gpcd) was 290 gpcd (2010 Urban Water Management Plan, Table 3-3, Base Daily Per Capita Water Use — 5-Year Range). In 2008, the City used 1,959,531,000 gallons of water (City of Reedley, 2008 Water Quality Report). In 2010 the City used 1,538,500,000 gallons of water (City of Reedley, 2010 Water Quality Report), and in 2011, the City used 1,450,120,000 gallons of water (City of Reedley, 2011 Water Quality Report). As such, from 2008 to 2011, the City experienced a significant reduction in annual groundwater extraction of approximately 1,563 acre-feet. The projected per capita water use from 2008 to 2011 dropped to "180 gpcd" (Urban Water Management Plan, 3.2.2 Projected Water Deliveries, Page 3-6).

The 2010 Urban Water Management Plan (2013) states the following:

"The City plans to achieve compliance with the water use targets through water conservation, including metering with commodity rates. The recent implementation of metering and use of commodity rates resulted in a significant

reduction in per capita use, from approximately 249 gallons per capita per day (gpcd) in 2006 to 180 gpcd in 2011. The City adopted a tiered rate structure which became effective May 1, 2010. The inclining block structure encourages conservation and discourages waste of potable water supplies by charging higher prices from excessive water uses. (HDR, page 3-10)

This 28% reduction in gpcd exceeds the State mandated 20% reduction by 2020, pursuant to Senate Bill X7-7, also known as the 20x2020 Plan. Upon review of the City of Reedley, 2014 monthly residential water billing there appears to be a continued downward trend of residential consumption of water.

Through the Reedley Municipal Code (RMC) the City has implemented regulations for the conservation of potable water. Pursuant to RMC, Water Conservation, Section 8-1-12(A), the goals of this section are to minimize water use and reduce unnecessary use of potable water supplies. This section of the code provides a definition of "waste of water", irrigation design guidelines, watering schedules and the enforcement process and penalties.

The GPU goals, policies, RMC and supporting plans (UWMP) represent an effort to effectively manage a valued resource. To effectively manage this finite resource the GPU includes numerous goals and policies promoting public education, transparency, conservation and collaboration with other governmental agencies. Implementation of all of these water policies will not wholly mitigate the critical overdraft of the Kings Basin. However, the collective Public Utilities Goals and Policies were specifically designed as a comprehensive set of tools to ensure the avoidance of a critical overdraft and ensure the City's diligent oversight, management and use of a finite water resource.

The City did an initial assessment of the the potential water impacts of the project. Evaluating the worst case scenario and discounting the City's immediate efforts to implement the General Plan policies that would further reduce its consumptive use, and/or applying any building standards related to low flow fixtures, it was concluded the project would have a less than significant impact.

Even though this is an affordable housing project geared toward seniors, the City assumed that the project would consume approximately 15,000 gallons per day. The annual consumption for the project would be approximately 17 acre feet per year. Pursuant to the Consumptive Use report in the General Plan and relied upon in the Programmatic EIR the City has a current deficit of approximately 1,000 acre feet. Therefore, without considering any other variables as described above, or other water reduction efforts made to reduce the consumptive use in the City, the addition of 17 acre feet would increase the annual deficit by .0017 percent. Therefore, it was reasonably concluded that the project would have minimal, if any impact to the City's water delivery system.

Wastewater Management

The City currently operates its own wastewater treatment plant (WWTP) located at 1701 West Huntsman Avenue, Reedley, California. The WWTP Phase 1 project was recently completed which expanded the plant's capacity to 5.0 million gallons per day (mgd) and constructed new percolation ponds. The waste water plant has also been designed to readily expand to a total capacity of 7.0 mgd. At total plant build-out the plant could accommodate the anticipated growth for the next 20 years. The plant is currently operating at approximately 2.3 mgd and based upon a review of capacity and expertise of the City in operating such a plan, it was concluded that the addition of 55 multiple family units would not exceed the total capacity of 5.0 mgd.

Additionally the WWTP site contains three additional stormwater basins. According to the City of Reedley, Waste Water Treatment Plant Draft Environmental Impact Report (2006), "New percolation ponds (approximately 20 acres total) will be constructed within the WWTP boundary, and will enable

the plant to continue to provide 100 percent effluent reclamation via percolation" (Page 2-7). It is also noteworthy that part of the City's permit for the WWTP is that the City is required to discharge effluent reclamation waters between October and May, into three specific ponding basins for recharge purposes. According to WWTP records, the five-year average of effluent discharge used for percolation purposes is 704.4 million gallons; and, in 2012, 654.0 million gallons were discharged into these percolation ponds for groundwater recharge.

According to orders and permits issued by the California Water Quality Control Board for the City's WWTP, certain limits have been placed on discharge flows to percolation ponds and the Kings River. The WWTP is limited to a monthly average discharge flow of 3.5 million gallons per day (mgd) of waste water to approximately 39 acres of percolation ponds. The City is also limited to a monthly average discharge flow of 1.75 mgd of waste water into the Kings River. According to the Alta Irrigation District's Amended Groundwater Management Plan (2010), "effluent discharge by the City of Reedley ('Agency') from its sewer treatment plant into the Kings River should not be considered to be the prohibited exportation of groundwater, if such effluent recharges or benefits underground supplies available to landowners in the District"

Drainage, Stormwater Management and Flood Control

Storm water flows into street collection systems and enters the storm drain inlets where it is conveyed through sub-surface drainage piping to one of several storm water retention basins located throughout the City of Reedley. The design of the storm drainage collection system is based upon the peak flow that the pipeline collection system can carry and the topographic slope (or gradient) available in the area. The design of a storm water retention basin is based upon the total volume of runoff that the retention basin must be capable of storing. The estimate of peak flow and total runoff volumes includes calculations utilizing hydrological principals.

The City has ten drainage zones, nine permanent storm water retention basins, underground storm drains, storm drain inlets, a drainage ditch, and a pump station distributed throughout the City. For example, the Buttonwillow Irrigation Ditch is located on the east side of the City. Storm drains also carry water to one of three retention basins. The Camacho Park Retention Basin is located at the northeast comer of North Avenue and Columbia. Another retention basin is located at the end of Hemlock Avenue and Curtis Avenue, adjacent to the Reedley Parkway. Both of these retention basins are designed to use gravity to fill with water. Storm water is collected in these basins and percolates through the soil or evaporates into the air. The third retention basin is located at the intersection of Washington Avenue and Carolyn Lane. Storm water from this basin is pumped to an irrigation canal. See Figure 3.2 - Map of Retention Basin Sites. In addition, the Waste Water Treatment Plant is a significant source of groundwater recharge, as previously discussed above in the Public Utilities - Waste Water section.

There are also two well-defined areas in the City of Reedley that collect stormwater runoff, which flows directly to Alta Irrigation District (AID) facilities. The northern area is generally bound by Parlier, Frankwood, Manning and Hollywood Avenues. The second area is generally bound by North, East, and Dinuba Avenues. The two areas described above consist of approximately 20 acres of land. The amount of annual flow to the AID facility could be calculated based upon the annual rainfall level.

The storm drain runoff from this 20 acre area is an indirect source of groundwater recharge for AID. The collected stormwater runoff drains into irrigation ditches and canals which are an excellent opportunity for groundwater recharge. Any runoff not absorbed through seepage is available to AID for further recharge or delivery to their customers, which in turn reduces the potential need for drawing more water from the Basin for remaining service needs.

The National Pollutant Discharge Elimination System (NPDES) program controls and reduces pollutants to water bodies from point and non-point discharges. The NPDES Phase II Storm Water Program requires separate municipal storm sewer systems to obtain a permit and develop a storm water management program designed to prevent harmful pollutants from being washed by storm water runoff into local water bodies. The program must include public education, public participation and involvement, illicit discharge detection and elimination, construction site runoff control, post-construction runoff control and pollution prevention, and good housekeeping.

The City's Stormwater Management Implementation Plan (Starr Engineering 2007), represents the five-year management strategy for controlling the discharge of pollutants to the "maximum extent practicable" in stormwater runoff from the City urban area during the first NPDES stormwater permit term. The plan was prepared in support of the City's application for a Municipal Stormwater (MS4) Permit to the Central Valley Regional Water Quality Control Board. The plan includes information on federal, state, and local storm water quality regulations, stormwater quality control strategies and programs to be implemented in Reedley, storm water quality monitoring and assessment, and plan implementation requirements. The City is currently in compliance with all State Stormwater regulations and in the process of updating its Storm Drainage Master Planning Report. It is anticipated that the Master Plan will be complete during the early part of 2014.

The Reedley Municipal Code, Stormwater Management Section 8-5-1, sets forth the local governing regulations for implementing stormwater quality management strategies consistent with its General Construction permit from the Central Valley Regional Water Quality Control Board. The regulations are applicable to all storm water generated on any developed or undeveloped urban land within the City or conveyed by the public storm drain system. The critical component of the regulations is as follows:

All persons engaged in activities which will or may reasonably be expected to result in pollutants entering the public storm drain system shall undertake best management practices (BMPs) to minimize such pollutants, shall provide protection from accidental discharge of pollutants to the public storm drain system and comply with cleanup and notification requirements of this chapter. Such measures shall include the requirements imposed by federal, state, county, or local authorities. BMPs are site specific and are described in the documents "Storm Water Best Management Practice Handbook: Construction"; "Storm Water Best Management Practice Handbook: New Development And Redevelopment"; "Storm Water Best Management Practice Handbook: Industrial And Commercial"; "Storm Water Best Management Practice Handbook: Municipal"; or other guidance documents available from EPA and/or RWQCB. (Reedley Municipal Code, Section 8-5-1)

To support these and other storm drainage facilities the City has created and implemented an impact fee program (Update of Development Impact Fee, dated January 17, 2005). The current drainage system is comprised of street gutters and underground pipes that convey the storm event runoff to detention basins, irrigation canals and the Kings River. \$11,721,700 of the total cost constructing and maintaining the drainage system has been allocated to new development projects and is being spread to the various land uses in proportion to their need for storm water runoff capacity based on the following table of storm drainage runoff coefficients (Update of Development Impact Fee, dated January 17, 2005). The development impact fee is now being charged and collected at the time a building permit is issued.

Based on a review of the project size and location, the project will not substantially alter the existing drainage pattern or cause drainage capacities to be exceeded. It is not located in a 100 year flood hazard area, nor does it propose structures within such an area. Given its location and existing

infrastructure, the project does not expose people or structures to a significant risk of flooding or inundation.

Mitigation Measures

The proposed project incorporates and implements as applicable PEIR mitigation measures relating to hydrology and water quality (HYD-2), as identified in the attached Exhibit B, Mitigation Monitoring Checklist for Final Environmental Impact Report (SCH No. 2010031106) & Reedley General Plan Update 2030, dated February 18, 2014.

Therefore, no project-specific mitigation for hydrology and water quality impacts is required.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?			×	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			x	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			х	

On February 25, 2014, the City Council approved the Reedley General Plan Update 2030 (GPU) and certified the environmental analysis. As much as the Council's affirmation was the culmination of a very long process, their action also initiated the next steps toward Reedley's future. The GPU goals and policies provide an overall direction for decision-making on development proposals and the day-to-day activities of the City's elected officials and staff. The GPU also provides developers of future proposed projects a sense of certainty regarding the City's development expectation. Implementation of the GPU's goals and policies will stimulate and cause a positive, broad reaching effect on the surrounding agricultural industries, the quality of life for its citizenry, delivery of public utilities, and impacts to the community's social and economic vitality throughout the entirety of the planning horizon (2030).

The overall guiding land use principles described in the General Plan are designed to provide an overall direction to assist decision-makers in determining the appropriateness of a request to changing either a planned land use or zone district designation. Those guiding principles are described in detailed statements of goals and polices outlined in the approved GPU (GPU, 2.3 Land Use Element Guiding Principles). Below are the applicable policy statements:

- (a) Plan for urban growth in a manner that minimizes impacts on agriculture and the consumption of agricultural land.
- (b) Increase residential densities to reduce the impacts related to loss of agricultural lands.
- (c) Establish a pattern of urban development which provides for the economically efficient provision of urban services with particular emphasis on sewer, water and storm drainage infrastructure.
- (d) Provide transitions between various land uses and intensities using high quality design.
- (e) Public open space shall be made an integral part of new development in the planning area.

Moreover there are also specific Land Use Element goals and policies, which when applied, would further indicate the appropriateness of the request. In this case, these goals and policies further support the zone district reclassification, as well as, the potential future approval of the Site Plan Review Application No. 2014-04. Below are those directly applicable policy statements:

- LU 2.4.3 Develop pedestrian amenities in the Downtown area to include open space or plazas, street furniture and lighting and signage.
- LU 2.4.4 Continue to improve the physical aesthetics of the Downtown area.
- LU 2.5.12: New urban development should occur in an orderly manner with initial development occurring on the available undeveloped properties within the City's limits which would be considered in-fill, by-passed parcels or in parcels in close proximity to the urban core, places of employment and established neighborhoods.
- LU 2.5.13: The City should promote and provide urban services to development within the City as a means of controlling and directing growth.
- LU 2.5.15: Provide transitional design between land use types and high quality urban uses,
- LU 2.5.16: The City shall encourage in-fill projects that incorporate pedestrian-oriented design.
- LU 2.5.17: The City shall propose plan areas and zone districts that can accommodate mixed use planning that will provide a combination of residential, commercial services and employment opportunities all within close proximity.
- LU 2.7.2 Residential development projects shall achieve the minimum density requirements as designated by the General Plan Land Use Map.
- LU 2.7.3 Guide new development into compact neighborhoods around commercial centers, public open space and schools.
- LU 2.7.4 Incorporate interface design standards (e.g. setbacks, fencing) into each residential and commercial zone district to ensure compatibility.
- LU 2.7.5 Encourage and support within existing neighborhoods in-fill development,

- LU 2.7.6 Ensure that residential development occurs in areas that have sufficient infrastructure to accommodate the density of residential development being proposed.
- LU 2.7.7 Residential development shall be designed in a manner so that new development is well connected to the surrounding area and to encourage pedestrian and bicycle transportation.
- LU 2.7.11 The City shall use density bonus provisions to provide for density increases in accordance with State Government Code.
- LU 2.7.16 Multiple-family developments shall be designed with the following features:
 - (a) Units fronting on streets shall have entryways that face the public street with doorways and windows.
 - (b) Units shall include details that add to the appeal of buildings, such as painted trim, shutters, and arbors.
- LU 2.7.18 Multiple-family residential projects shall include provisions to ensure the safety and security of residents, the maintenance of buildings and landscaped areas, and effective and responsible management.

Central Downtown Land Use - Policies

LU 2.7.31 Encourage mixed uses in new and existing structures.

The project site is also located with the City of Reedley, Rail Corridor Master Plan, which was incorporated into the General Plan Update. The project is consistent with promoting, "a mix of complementary uses along the Reedley Parkway" (City of Reedley, Rail Corridor Master Plan, Page 3-1). The project is also consistent with a, "mixed-use district that allows for the combination of commercial and residential activities on the same site" (City of Reedley, Rail Corridor Master Plan, Page 3-1). Other applicable goals, objective and policies of the Plan are the identification of vacant and underutilized parcels that would provide an opportunity for positive change in the planning area, and the encouragement of public and private investment in the area ((City of Reedley, Rail Corridor Master Plan, Page 3-2).

The evaluation of the project also included a review of the City of Reedley, General Plan 2012, Goals, Objective and Policies. The project is also consistent with numerous policies of that General Plan 2012, Below are the applicable policy statements:

- 210-01.1 Protect the agricultural economic base of Reedley area by encouraging encouraging the preservation of the maximum feasible amount of productive and potentially productive agricultural land. (See response in Section II, Agricultural and Forestry) (City of Reedley, General Plan 2012, Page 12).
- 210.01.3 Seek a balance and compatible distribution of land uses which accommodate the projected population growth. (See response in Section XIII, Population and Housing) (City of Reedley, General Plan 2012, Page 12)
- 210.03.2.1 Establish urban growth management policies which seek to minimize the premature conversion of productive and potentially productive agricultural land to urban uses. (See response in Section II, Agricultural and Forestry) (City of Reedley, General Plan 2012, Page 16).

210-03.2.2 Encourage a concentrated urban land use pattern which provides for economically efficient provision of urban services. (See response in Section II, Agricultural and Forestry) (City of Reedley, General Plan 2012, Page 16).

212-02.1 Provide for the distribution of varying densities throughout the community to ensure that residential environments reflect various lifestyles options and the needs for community shelter. (City of Reedley, General Plan 2012, Page 20).

212-03.7 In order to promote orderly development, any development which occurs shall have infrastructure to full extent necessary to serve the property, prevent leapfrog development and provide for the logical extension of infrastructure services. (See response in Section IX Hydrology and Water Quality (City of Reedley, General Plan 2012, Page 21).

213.-023.3 Community Commercial supplements Central Business Commercial (refer to 213-03.3), retail, business, and other service by providing a wide range of consolidated shopping opportunities near residential concentrations. (City of Reedley, General Plan 2012, Page 27).

In order to approve future development projects, each project must be substantially consistent with the GPU goals and policies. To ensure that future projects do not significantly affect the environment the City's implementation of the GPU goals and policies will serve as a mitigation tool for avoiding or reducing project-specific and cumulative environmental effects of resulting from buildout of the City pursuant to the GPU. The mitigation measures themselves are designed to fill "gaps" that may exist between the level of impact avoidance or reduction provided by implementation of GPU goals and policies, and the level of impact avoidance or reduction needed to mitigate significant impacts to a "less than significant level".

These policies and mitigation measures were designed as an enforceable commitment and not merely adopted to be disregarded as a formality, pursuant to Resolution No. 2014-015. Within this Resolution, the Findings of Fact states:

"To the extent that these findings conclude that various mitigation measures outlined in the Final EIR are feasible and have not been modified, superseded or withdrawn, the City hereby binds itself to implement these measures. These findings, in other words, are not merely informational, but rather constitute a binding set of obligations that will come into effect when the City Council adopts a resolution approving the Project."

On March 25, 2014, the City Council approved Resolution No. 2014-020, which approved the Reedley General Plan 2030 Update-Work/Implementation Plan (WIP). The purpose of this Plan is to outline the timelines of new policies and legislation necessary to move toward full implementation of the GPU. The WIP lists the new policies to be undertaken, timing of initiation and anticipated completion, responsible Department, and potential funding source. For the WIP, staff reviewed all of the GPU policies and selected only polices which were time sensitive and specifically state implementation within one year from the adoption of the GPU. Therefore, each proposed policies and/or proposed legislative action will require consideration and approval by the City Council over the duration of the 2014-2015 Plan period.

It should be also noted that there are many policies which will be implemented on an ongoing basis and are relevant and part of the evaluation of any future entitlement submitted for approval.

The WIP was also developed because it may take several years to develop the new policies as well as implementation of the various annual reviews that are required. The WIP will may also serve as a performance based report card for Council, as City staff is required to prepare an annual report

"describing progress made toward the development, adoption and implementation of these policies" (e.g., GPU-CIR 3.10.18, CIR 3.10.19A, COSP 4.3.3).

The subject property is located within the boundaries of the GPU. The general plan land use designation for the subject properties is Central Downtown Planned Land Use, which would accommodate and "encourage mixed use" (Reedley 2030 General Plan, LU 2.7.31, Page 42). The proposed project is also consistent with the GPU Planned Land Use and Zoning District Consistency Matrix (GPU, Table 2-4, Page 30).

Lastly, it is noted that the City Council recently adopted Ordinance No. 2014-001, which amended the Reedley Municipal Code (RMC), Title 10. The purpose of RMC, §10-25 is to identify which land uses are considered by-right or "conditional" land uses in the various residential, office/commercial and industrial zone districts and to update the list of land uses. Pursuant to RMC, §10-13-9, " In the CC and CS Zone Districts a mixed use project is a "by-right" use and the integrated residential use must be developed in accordance with the High Density Residential General Plan Land Use Designation (15-29 dwelling units per acre). The proposed CS (Commercial Service) zone district designation does allow for mixed use development (RMC, §10-25-4) and references RMC, §10-13-9, as the source for applicable standards.

The proposed CS (Commercial Service) zone district is consistent with all of the proposed uses and is therefore, consistent with the Reedley Municipal Code.

The City also did a worst case scenario evaluation of the residential population increase that could be a result of the project. Even though this is described as an affordable senior housing project, if the average (higher) calculations for the average family size of 3.84 persons (United States Census Bureau, American Fact Finder) was multiplied times the number of proposed multiple family units (55) it would arrive at the potential total population increase. This is also assuming that all of the residents would be coming from outside Reedley and no current residents would occupy any of the proposed 55 affordable senior units. The result could be a potential increase of approximately 212 persons. This increase in population would not exceed either the historic population data or population forecast that is currently represented in the General Plan Update (GPU, Table 2-1-Historic Population Date, Page 18 & Table 2-2 Population Forecast, Page 19).

Therefore, the appropriateness of the proposed project has been examined with respect to its consistency with guiding land use principles, goals and policies of the Reedley General Plan Update 2030 and regulatory standards set forth in the Reedley Municipal Code and its compatibility with surrounding existing or proposed uses. These factors have been evaluated as described above. Upon consideration of this evaluation, it can be concluded that the Rezone Application No. 2014-01 is appropriate for the subject property. Based upon this analysis, staff has determined that this project is consistent will all applicable goals, policies and objectives in the GPU and any applicable regulations

Therefore, no project-specific mitigation for land use impacts is required.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES Would the project:				

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				x
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				x

The subject site is not located in an area designated for mineral resource preservation or recovery, and there are no mining or mineral extraction being proposed.

Therefore, no project-specific mitigation for mineral resource impacts is required.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			x	
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?			x	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			×	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			x	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			×	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?		,	×	

Noise is an important factor which can influence the quality of life in the City of Reedley. Such exposure to excessive noise levels can adversely affect human health. Therefore, we must recognize the interrelationship of the noise element to land use, housing, circulation and open space. The purpose of the General Plan Noise Element is to identify noise sources that exist within the City and proposed Planning Area. The Noise Element also establishes goals and policies to minimize potential adverse impacts from transportation and stationary noise to sensitive land uses such as residences, schools, churches and hospitals.

The methods used in the preparation of the Noise Element are defined by California Government Code Section 65302 (f) and the Guidelines for the Preparation and Contents of Noise Elements of the General Plan, adopted and published by the California Office of Noise Control (ONC). The ONC Guidelines provide definitions related to major noise sources, noise-sensitive uses (receptors), and identifies the types of major sources to be quantified. The current adopted guidelines give local governments' flexibility in identifying local levels of concern, in identifying sensitive uses, and in tailoring the noise element to local conditions.

A noise assessment was completed in Reedley in 2010 as part of the general plan update. Through that study it was determined that there are four major sources of community noise within the Planning Area: traffic on major local roadways, rail operations on the San Joaquin Valley Railroad (SJVRR), commercial/industrial facilities and aircraft operations at the Reedley Municipal Airport. Due to Reedley's location in a major agricultural area, noise from farming activities is also a concern.

According to the Government Code and ONC Guidelines, noise exposure information should be developed in terms of the Day-Night Average Level (DNL) or Community Noise Equivalent Level (CNEL) for transportation related noise sources. Analytical noise modeling techniques are typically used to measure major noise sources (traffic and railroads) within the study area. The CNEL descriptor was developed for the quantification of aircraft noise and used to measure noise sources at the Reedley Municipal Airport. These noise sources are then quantified for evaluating their impacts on sensitive receivers and land uses. This noise element was prepared in accordance with State law, ONC and an Environmental Noise Assessment, prepared by Brown-Buntin Associates, Inc.

Noise sensitive land uses identified in the Government Code and applicable in the City of Reedley would be residential development, schools, hospitals, churches and libraries. Sensitive noise sources and receivers are listed in Table 6-1 - Noise Sensitive Receivers Reference and further illustrated on Figure 6.1 - Noise Sensitive Receivers Map (GPU, Pages 166 & 167).

Noise is generally defined as "unwanted sound", which is a subjective determination of measureable physical phenomena. Ambient noise levels are a major determinant of "quality of life". Noise levels not only affect the utility and enjoyment of property, they directly affect property values and affect human health.

The City Noise Element establishes a land use compatibility criterion of 60dB DNL for exterior noise levels in outdoor activity areas of new residential developments. Outdoor activity areas generally

include backyards of single family residences and patios and common open space areas in multi-family developments. The intent of the exterior noise level requirement is to provide an acceptable noise environment for outdoor activities and recreation. Furthermore, the Noise Element also requires that interior noise levels attributable to exterior noise sources not exceed 45 dB DNL. The intent of the interior noise level standard is to provide an acceptable noise environment for indoor communication and sleep.

Table 6.1.2-A - Allowable City-Wide Noise Exposure

ALLOWABLE TRANSPORTATION SOURCE NOISE EXPOSURE					
	Noise Sensitive Land Uses	New Transportation Noise Sources			
Indoor	45	45			
Outdoor	60	60			

- 1. This table is applicable to noise sources created by either new development and/or new transportation projects.
- 2. Based on an evaluation of the existing condition and proposed project, the Community Development Director may allow exterior exposure up to 65 dB DNL where practical application of construction practices has been used to mitigate exterior noise exposure.

Table 6.1.2-B - Allowable Noise Exposure

ALLOWABLE STATIONAR	Y SOURCE NOISE EXPOSURE	
	Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime (10:00 p.m. to 7 a.m.)
Hourly Leq, dBA	55	50
Maximum Level, dBA	70	65

- 1. As determined within outdoor activity areas of existing or planned noise-sensitive uses, if outdoor activity area locations are unknown, the allowable noise exposure shall be determined at the property line of the noise sensitive use.
- 2. Based on an evaluation of the existing condition and proposed project, the Community Development Director may allow exterior exposure up to 65 dB DNL where practical application of construction practices has been used to mitigate exterior noise exposure.

The City of Reedley is bisected, in part, by the Exeter Branch of the San Joaquin Valley Railroad (formerly Southern Pacific Railroad). The rail line is located on a northwest-southeast corridor through the center of Reedley. The community's major industrial belt is concentrated on both sides of the rail corridor, both through the central core and through the southeastern quadrant of the Planning Area. This combined rail and industrial corridor is the principal noise generator within Reedley. The corridor's impact on residential uses and on sensitive receivers is minimized, however, due to the attenuation provided by the existing Central Business and Service Commercial uses located

immediately northeast of the tracks and by the Service Commercial strip located along the southwest side of "I" Street.

The project is not located within an airport land use plan or within two miles of an airport or private airstrip. The project is located in proximity to an active railroad line. Should the rezone application be approved, prior to approval of the Site Plan Review application the applicant will be required to provide evidence of compliance with allowable noise exposure (GPU, Table 6.1.2-B-Allowable Noise Exposure, Page 170) and all other applicable Noise Element Policies, (GPU, Chapter Six, Noise Element, Page 165) Mitigation Measures

1. The proposed project incorporates and implements as applicable PEIR mitigation measures relating to noise (N-1), as identified in the attached Exhibit B, Mitigation Monitoring Checklist for Final Environmental Impact Report (SCH No. 2010031106) & Reedley General Plan Update 2030, dated February 18, 2014. Prior to approval of the Site Plan Review application, the applicant will be required to provide evidence of compliance with allowable noise exposure (GPU, Table 6.1.2-B-Allowable Noise Exposure, Page 170) and all other applicable Noise Element Policies, (GPU, Chapter Six, Noise Element, Page 165)

Therefore, no project-specific mitigation for noise impacts is required.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			х	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			×	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			×	

On February 11, 2014, the City Council adopted the 2008-2015 Housing Element, The Housing Element is intended to provide citizens, public officials, and the general public with an understanding of the housing needs in the community and set forth an integrated set of policies and programs aimed at the attainment of defined goals to meet those needs.

According to California Government Code Section 65581, it is the intent of the Legislature in enacting Housing Element Law:

- (a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal
- (b) To assure that counties and cities will prepare and implement housing elements that, along with federal and state programs, will move toward attainment of the state housing goal
- (c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs
- (d) To ensure that each local government cooperates with other local governments in order to address regional housing needs

The Housing Element was prepared pursuant to Sections 65580 through 65589 of the California Government Code and contains a statement of goals, policies, objectives and programs for the development of housing in the community. State housing law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development.

The approved Housing Element was submitted to the HCD for their review on December 6, 2013. HCD did provide written findings which outline areas which if adjusted, or if further clarification was provided, the Element would be in statutory compliance. On January 24 and February 3, 2014 staff provided additional revisions to the HCD comments. Staff has worked with HCD staff over the past months and made the required clarifications.

On February 4, 2014 the City of Reedley received a letter from the HCD indicating that the City of Reedley 2008-2015 Housing Element meets the statutory requirements of State housing element law.

The project will provide for anticipated growth (GPU, Land Use, Section 2.1, Page 18) and anticipated development consistent with the planned land use designation. Although future development will be intensifying the use of the currently undeveloped site, there is no significant distinction between the existing and proposed land use designations, which are identified in the GPU. Additionally, all future development applications must have consistency between the planned land use designation and corresponding zone district (GPU Planned Land Use and Zoning District Consistency Matrix (GPU, Table 2-4, Page 30). Properties within the vicinity of the subject territory have been developed and continue to develop at the intensity and scale designated by the GPU. Therefore, the proposed project will not directly or indirectly induce substantial population growth in the area, or will it displace substantial number of people or housing.

The Site Plan Review Application No. 2014-04, proposes 55 new affordable housing units, which is consistent with the City's Housing Element. These units will also assist the City with meeting is RHNA allocation for the 4^{th} cycle.

Therefore, no project-specific mitigation for population and housing impacts is required.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES				liane.
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			×	
Drainage and flood control?			×	
Parks?			X	
Schools?			Х	
Other public services?			X	1000

The project provides for additional construction and thus would add a small increment of service demand for fire protection, wastewater treatment, police services, drainage/flood control, parks, schools, libraries, and other public services. Project conditions of approval and applying development impact fees to the project serve to mitigate any incremental impact caused by the project.

Therefore, no project-specific mitigation for public service impacts is required.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			x	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			x	

The proposed project does not remove any existing recreational facility; and adds a small increment of service demand for recreational facilities. Project conditions of approval and applying development impact fees to the project serve to mitigate any incremental impact caused by the project.

Therefore, no project-specific mitigation for recreation impacts is required.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC Would the project:	- 10			
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?			x	
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways?			x	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?		_	x	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			x	
e) Result in inadequate emergency access?			x	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			x	

Reedley's surface transportation system is composed of numerous city streets, which, in some cases, connect to county roads on the peripheral of the City. Other system modalities include public transit system, fixed route transit services, para transit services, general aviation and freight rail services. Where service is available, public transportation is utilized primarily by a transit-dependent population; i.e., the elderly, students, low-income residents and the physically handicapped. These segments of the population generally have limited access to automobiles. Implementation of the Reedley General Plan Circulation Element will improve the existing regional transportation and circulation system.

The Circulation Element identifies a hierarchy of roads based upon their intended function and projected travel levels. The City's surface transportation system of streets and highways is based on a functional classification system providing four levels of service: major arterials, arterials, collectors, and local roads. The hierarchy of roadways is listed and briefly described below in Table 3-1 - Roadway Classifications.

Major Arterial roadways are typically designed with four through lanes, two transition/right-turn lanes and are divided by a raised median providing left-turn lanes. Major Arterial roadways are intended to provide a high capacity in selected high volume corridors. Major arterial roadways are designed with required right-of-way, as described in the City of Reedley, Standard Plans and Specifications.

Table 3-1-Roadway Classifications

Facility Type	Functional Emphasis
Freeway/Highway	Mobility with no direct land access and access limited to interchanges.
Expressway	Mobility with more frequent access to "arterial" but no direct land access.
Arterial	Mobility with access to "collectors", some "local" streets and major traffic generators.
Collector	Connects "local" streets to "arterials", also provides access to adjacent land uses; balances mobility and access. May be "major" or "minor" collector streets.
Local	Access to adjacent land uses only; no mobility function.
Alley	Access to adjacent land use only, no mobility function.

Arterial roadways are typically designed with four through lanes and two shoulder/transition lanes and can be divided or undivided by a median. Arterial roadways provide connection to collector streets and access to major traffic generators. Arterial roadways are designed with required right-of-way, as described in the City of Reedley, Standard Plans and Specifications.

Collector roadways are typically designed with four through lanes and two parking/transition lanes and provide connection between arterial streets to local streets. Collector streets can provide some limited access to private properties. Collector roadways are designed with required right-of-way as described in the City of Reedley, Standard Plans and Specifications.

Local streets are typically designed for either industrial or residential carrying capacity. Local streets are intended exclusively to provide direct access to properties and designed to discourage through traffic between major streets. Typically designed for either industrial or residential carrying capacity, these street cross-sections can be found in the City of Reedley, Standard Plans and Specifications. However, local streets are typically not planned by the General Plan 2030 Update, Land Use and/or Circulation Elements, but existing local streets may be shown on exhibits for informational purposes.

The City has also developed surface transportation standards for alleys, frontage roads, secondary and emergency/maintenance access road standards. These standards can be found in the City of Reedley, Standard Plans and Specifications.

Level of Service

"Level of Service" (LOS) is a description of the ability of a street segment or intersection to accommodate levels of traffic demand. LOS is a qualitative measure of traffic operating conditions, whereby a letter grade "A" through "F" is assigned to an intersection or roadway segment representing progressively worsening traffic conditions (See Table 3-2 - Level of Service Description). LOS A, typically represents unrestricted free flow of traffic and excellent comfort for motorists, while LOS F, which represents highly congested forced flow conditions where traffic exceeds the capacities of streets. The adopted LOS in the General Plan 2030, Circulation Element is LOS C, was adopted.

Table 3-2- Level of Service Description

				Intersections		
LOS	Conditions	Description	Signalized	Unsignalized	All- Way Stop	
Α	Free Flow	Very slight delay. Progression is very favorable, with turning movements easily made.	≤10.0	≤10.0	≤10.0	
В	Stable Operation	Good progression and/or short cycle lengths. Vehicle platooned are formed. Many drivers begin to fell somewhat restricted within groups of vehicles.	>10 and ≤20.0	>10 and <u><</u> 15.0	>10 and ≤15.0	
С	Stable Operation	Higher delays resulting from fair progression and/or longer cycle lengths. Back-ups may develop behind turning vehicles. The number of vehicles stopping is significant and drivers feel somewhat restricted.	>20 and <35.0	>15 and <u><</u> 25.0	>15 and <25.0	

D	Approachin g Unstable	The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume-to-capacity ratios.	>35 and ≤55.0	≥25 and <u><</u> 35.0	>25 and <35.0
E	Unstable Operations	Generally considered to be unacceptable to most drivers. Jammed conditions. Back-ups from other locations restrict or prevent movement. May also occur at high volume-to-capacity ratios.	>55 and ≤80.0	>35 and <50.0	>35 and <50.0
F	Forced Flow	Generally considered to be unacceptable to most drivers. Often occurs with over saturation. Jammed conditions. May also occur at high volume-to-capacity ratios. There are many individual cycle failures. Poor progression and long cycle lengths.	>80.0	>50.0	>50.0

Sources: Highway Capacity Manual 2000

The City has reviewed the Institute of Transportation Engineers, Trip Generation for Apartment (220-Weekday, A.M. and P.M. Peak Hour of Generator) and Retail-General Merchandise (Land Use: 810). Conservatively the project would generate 90 peak hour trips. There is a potential for 31 A.M. and 43 P.M. trips generated from the project. There is also a potential for another 15 daily trips generated by the general retail operations. G Street is designated as a collector (GPU, Figure 3.1-Circulation Diagram, Page 57) and the surrounding streets as local streets. All of the surrounding streets (G, 11th and 13th) currently operate at an acceptable level, and the City has no reason the believe that the additional 89 trips per day, would significantly impact the current level of service (GPU, CIR3.2B, Page 55).

The City does require Traffic Impact Studies for new development projects which have a significant impact based upon the number of vehicle trips generated by the project, location of the project relative to the existing circulation system, and actual or assumed level-of-service of surrounding streets or intersection. The General Plan policy is stated below:

- CIR 3.2.28 Development resulting in any of the following shall be required, as part of the special permit approval process, to have a licensed engineer complete a traffic impacts study. The scope of that study shall be determined by the City Engineer and paid for by the developer.
 - (a) 500 vehicle trips per day; or
 - (b) 250 a.m. or p.m. peak hour trips; or
 - (c) 25 Percent increase to existing traffic conditions from the development project.

The proposed project does not meet any of these above referenced threshold, therefore a Traffic Impact Study was not required.

Therefore, no project-specific mitigation for traffic impacts is required.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			×	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			x	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		N. T.	x	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			x	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			x	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			х	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			х	

The City of Reedley, General Plan Update 2030 (approved February 2014), Urban Water Management Plan (approved September 2013) and Integrated Master Plan for Potable Water, Sanitary Sewer, and Storm Drainage Systems (approved May 2014) demonstrate the City has an adequate water supply to support urban growth for future decades, including the small increment of growth that may be created by the this proposed development project.

The proposed development project is required to connect to the water, sewage collection, wastewater treatment, and storm drainage systems. The small increment of additional service demand will be *de minimis* and well within the available capacities of each of the public utility systems.

Therefore, no project-specific mitigation for utilities and service system impacts is required.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			x	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			×	

In summary, given the preceding analysis, conditions of approval applied to the project and Program Environmental Impact Report (SCH No. 2010031106), Mitigation Monitoring Checklist, being incorporated into, the Rezone and Site Plan applications, it may be concluded that the proposed development project.

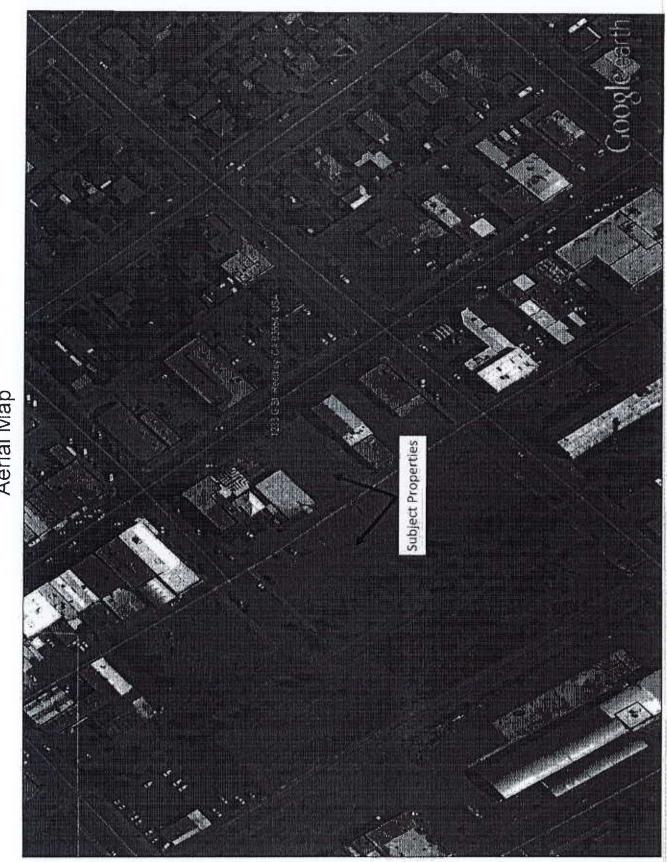
- > does not have environmental impacts which will cause substantial adverse effects on human beings, either directly nor indirectly.
- be does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish/wildlife or native plant species (or cause their population to drop below self-sustaining levels), does not threaten to eliminate a native plant or animal community, and does not threaten or restrict the range of a rare or endangered plant or animal.
- > does not eliminate important examples of elements of California history or prehistory.
- b does not have impacts which would be cumulatively considerable even though individually limited.

Therefore, there are no mandatory findings of significance and the preparation of an Mitigated Negative Declaration or an Environmental Impact Report is warranted for this project.

Attachments:

- 1. Aerial photo of subject property
- 2. Vicinity Map
- 3. Distance from Agricultural Lands Map
- 4. Site Plan Review Application No. 2014-04, Conceptual Site Plan
- Exhibit A: City of Reedley, General Plan Land Use Map (As adopted by City Council Resolution No. 2014-018)
- Exhibit B: Mitigation Monitoring Checklist for Final Environmental Impact Report (SCH No. 2010031106) & Reedley General Plan Update 2030, dated February 18, 2014.

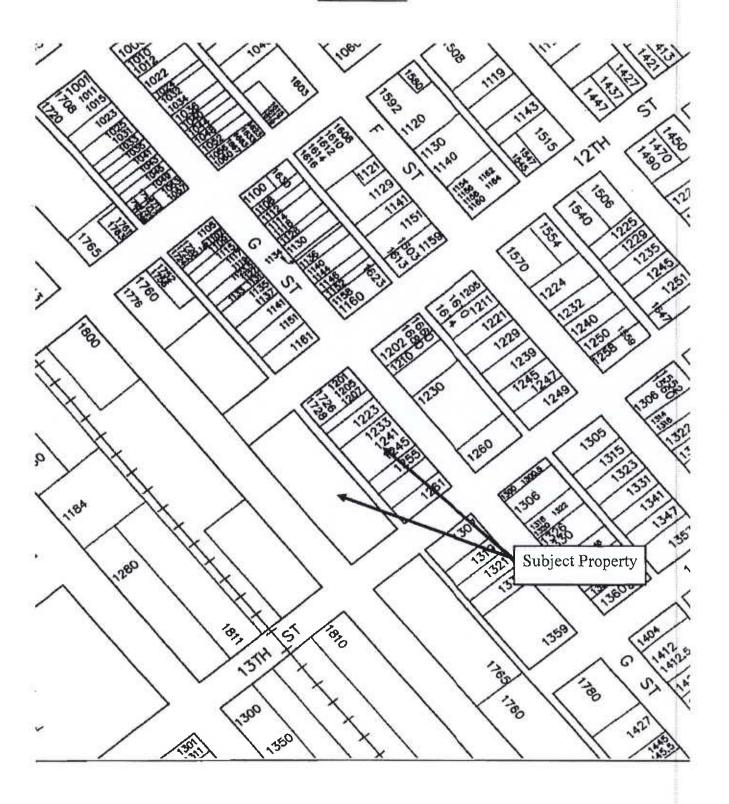


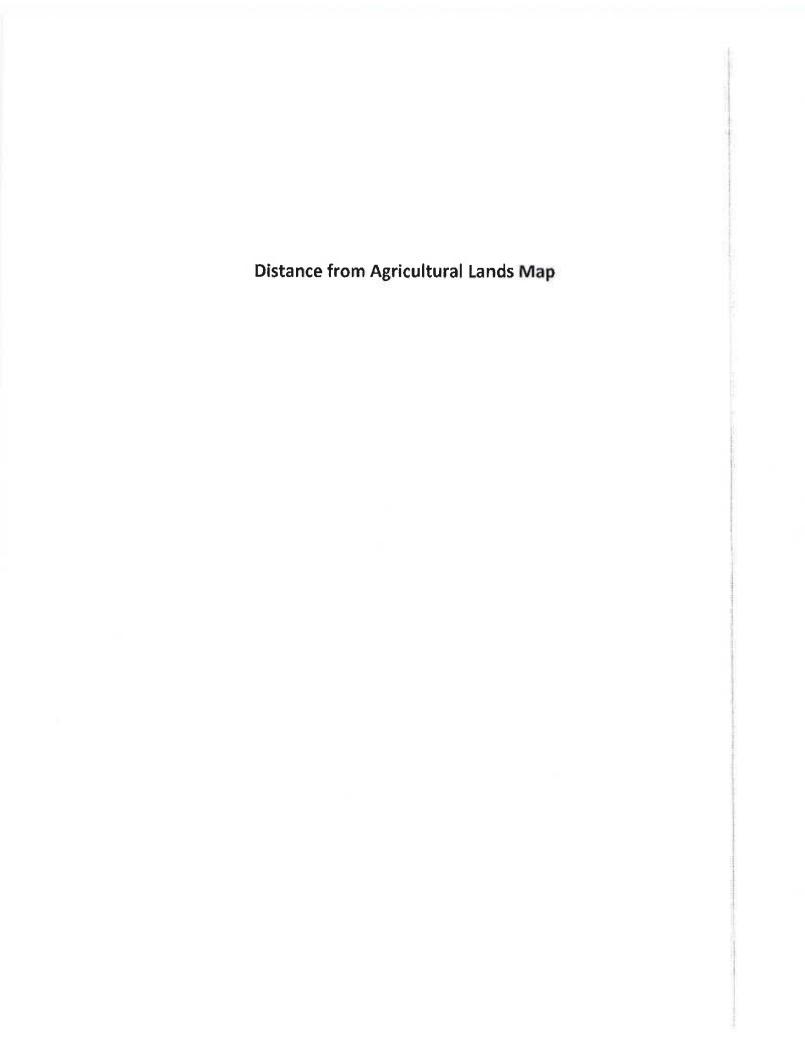


Aerial Map

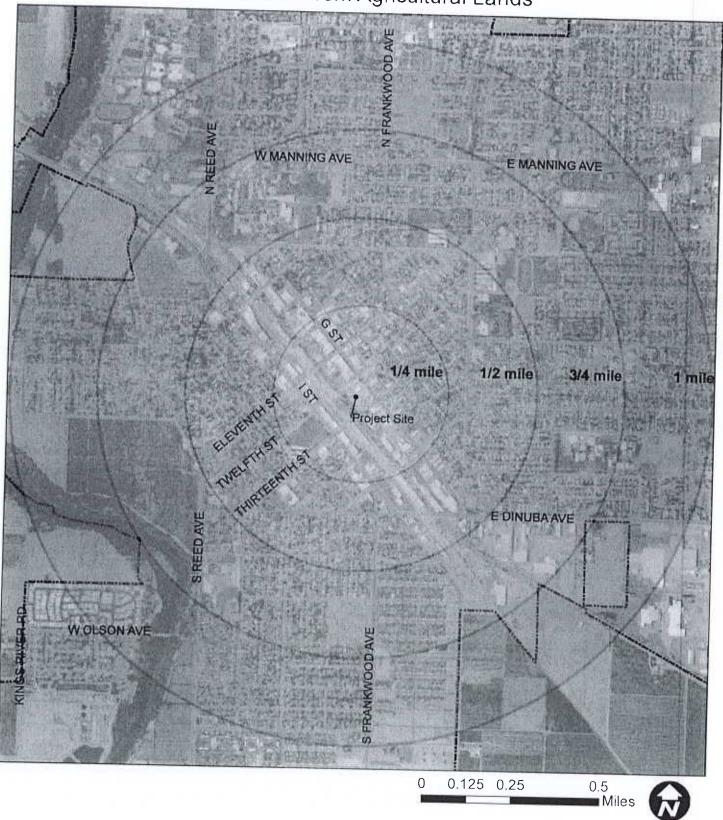
Vicinity Map

VICINITY MAP





Distance from Agricultural Lands



Site Plan Review Application No. 2014-01 Conceptual Site Plan

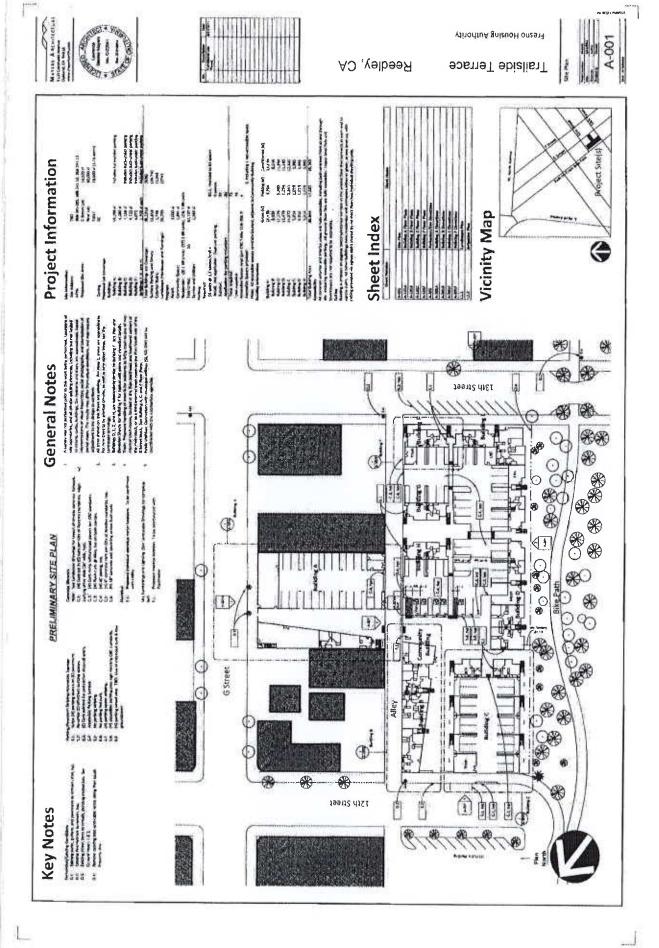


Exhibit A:

City of Reedley, General Plan Land Use Map (As adopted by City Council Resolution No. 2014-18)



CITY OF REEDLEY GENERAL PLAN LAND USE MAP

(AS ADOPTED BY CITY COUNCIL RESOLUTION No. 2014-018, DATED FEBRUARY 25, 2014)

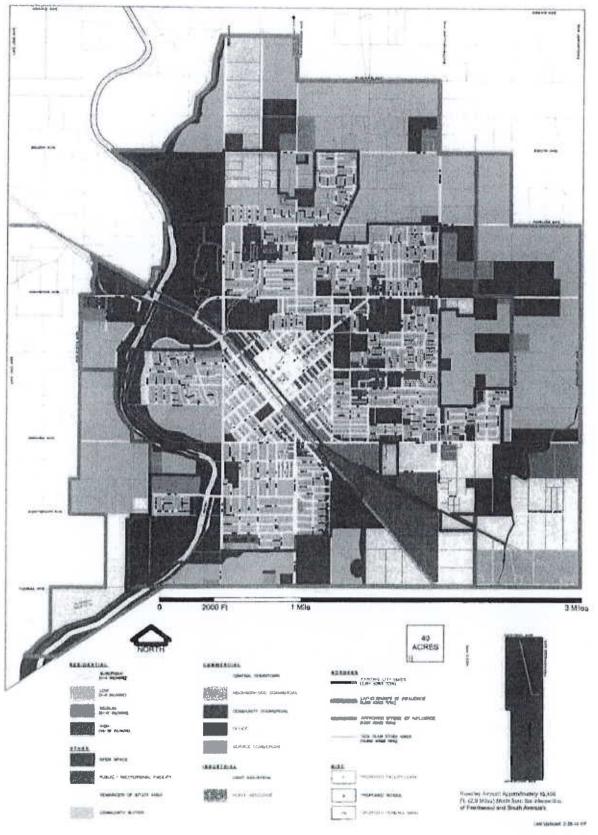


Exhibit B:

Mitigation Monitoring Checklist for Final Environmental Impact Report (SCH No. 2010031106) & Reedley General Plan Update 2030, dated February 18, 2014.

For

Final Environmental Impact Report (State Clearinghouse No. 2010031106)

Reedley General Plan 2030 Update



February 18, 2014

City of Reedley Community Development Department 1733 Ninth Street, City Hall Reedley, California 93654 (559) 637-4200

MITIGATION MONITORING AND REPORTING PROGRAM

The following Mitigation Monitoring and Reporting Program (MMRP) for the Reedley General Plan 2030 Update (GPU) project has been prepared pursuant to CEQA Guidelines, Section 15097 and Public Resources Code, Section 21081.6. This MMRP lists applicable mitigation measures from the Final Environmental Impact Report for the project. The appropriate timing of implementation and responsible party are identified to ensure proper enforcement of the mitigation measures from the EIR to reduce project impacts to less than significant levels.

Because the Environmental Impact Report (EIR) is programmatic in nature (CEQA Guidelines, Section 15168), the goals and policies contained in the proposed GPU serve as the primary means of avoiding or reducing impacts identified for each environmental topic evaluated. Once the proposed GPU is adopted by the City, all future development projects must be substantially consistent with the proposed GPU and its policies. Consequently, the City's implementation of the GPU policies would serve as a mitigation tool for avoiding or reducing project-specific and cumulative environmental effects of resulting from buildout of the City pursuant to the GPU. Implementation of many of the proposed policies would serve to avoid or significantly reduce and lessen the environmental effects of new development. See Draft Program EIR, Table S-1, Significant Impacts and Mitigation Measure Summary (Pg. S-3) and Recirculated Draft Program EIR, Table S-1, Significant Impacts and Mitigation Measure Summary (Page S-5).

This programmatic level EIR references GPU policy implementation as the primary tool by which potential environmental impacts of buildout of the SOI will be avoided or reduced. The GPU policies were applies to a level of less than significant level and are not explicitly identified as mitigation measures within this MMRP.

Where proposed GPU goals and policies may not serve to reduce a significant impact to a less than significant level, mitigation measures are proposed for that purpose. Where the GPU policies may not serve to adequately mitigate significant impacts to a less than significant level, mitigation measures are identified. The City may rely on General Plan policies to mitigate environmental impacts under CEQA (See Napa Citizens for Honest Gov't v. Napa County Board of Supervisors (2001) 91 Cal.App 4th.). Therefore, these mitigation measures were designed as an enforceable commitment and not merely adopted to be disregarded. The Mitigation Measures themselves are designed to fill "gaps" that may exist between the level of impact avoidance or reduction provided by implementation of GPU goals and policies, and the level of impact avoidance or reduction needed to mitigate significant impacts to a less than significant level. In this case, both GPU policies and additional mitigation measures were included in the reporting program.

The following MMRP identifies the entity responsible for verifying that the mitigation measures for the project are performed. The City of Reedley, as lead agency, will also be responsible for providing a date that each mitigation measure is verified as completed. The MMRP provides a comment/verification date column for the responsible entity to provide notes and remarks and provide a date the measure was completed. The timing of implementing the mitigation measures in the MMRP is identified in each measure.

The performance of the mitigation measures is the responsibility of the project applicant. The project applicant is responsible to provide evidence to the City of Reedley that the mitigation measures are performed and completed. The City of Reedley, as lead agency, will be responsible for ensuring that implementation of all mitigation measures occurs in accordance with this program.

Comment/Verification Date					· · · · · · · · · · · · · · · · · · ·	
Responsible Agency/Department			City of Reedley, County of Fresno & Local Area Formation Commission	City of Reedley, County of Fresno & Local Area Formation Commission	City of Reedley	City of Reedley, County of Fresno & Local Area Formation Commission
Timing of Implementation	2.2 Agricultural Resources		LU 2.5.1: Ongoing	LU 2.5.2: Ongoing	LU 2.5.3: Ongoing	LU 2.5.4: Within one year of the adoption of the GPU.
Mitigation Measure	2.2 Agricult	Land Use Policies:	LU 2.5.1: In areas outside the city limits, the City shall encourage Fresno County to: a) Maintain an exclusive agricultural zone district. b) Maintain a minimum permitted lot size for agricultural land which ensures that the land can be used for commercial agricultural purposes.	LU 2.5.2: New development will only be approved in i LU 2.5.2: Ongoing sequential fashion contiguous to existing development to ensure orderly extension of municipal services and unnecessary conversion of agricultural lands. Development standards shall incorporate measures to preserve and protect agricultural land as set forth in Policies LU 2.5.1 through LU 2.5.18 and COSP 4.3.1 through 4.3.4.	LU 2.5.3: The City shall oppose formation of new land conservation contracts on land adjacent to the City's boundaries. The City shall also work with owners of land within the SOJ who wish to file for non-renewal of Williamson Act contracts in advance of urban development.	LU 2,5.4. Within one year of the adoption of the GPU, the City shall adopt a right-to-farm ordinance which will require purchasers of residential, industrial and/or commercial properties within close proximity to existing agricultural uses to acknowledge that their land borders, or is in close proximity to, agricultural land and will endure the potential impacts of that interface. The goal of this proposed ordinance is to promote and protect existing agriculture operations, allowing farmers/ranchers to conduct operations when urban land
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	LU 2.5.5: Ongoing	LU 2.5.6: Ongoing	LU 2.5.7: Ongoing	LU 2,5.8: Ongoing	i LU 2.5.9: Ongoing
uses extend into natural resource areas or are side- by-side, and, address the subject of frequent nuisance complaints. This Ordinance shall be implemented through a right-to-farm covenant to be recorded against the dominant and subordinate properties.	LU 2.5.5: The City shall discourage the development of peninsulas of urban development into agricultural lands.	LU 2.5.6: In cooperation with Fresno County, Fresno Local Agency Formation Commission (LAFCO), community and agricultural industry stakeholders, the City shall adopt and maintain a SOI consistent with the goals and policies of this GPU. The sphere of influence shall serve the mutual interest of the County and City by preserving agricultural uses from incompatible or unplanned urban uses.	LU 2.5.7: Require contiguous development within the SOI unless it can be demonstrated that the development of contiguous property is infeasible. An analysis of the fiscal impacts on public utilities including water, surface transportation, and service shall be required as part of the application to annex new territory into the City.	LU 2.5.8: The City shall not support annexing land for residential development until at least eighty (80%) percent of the existing residentially designated land inside the city limits is developed.	LU 2,5,9: Work with Fresno County and Fresno LAFCO to maintain agricultural designations in areas outside the Reedley SOI.

Mitigation Monitoring And Reporting Program

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LU 2.5.10: Ongoing			Sec.		***************************************	LU 2.5.11: Ongoing	LU 2.5.12; Ongoing
LU 2.5.10: Continue to maintain a Memorandum of Understanding (MOU) with Fresno County which clearly sets forth the following:	 a) The County shall not approve any discretionary development permit for new urban development within the City's SOI unless that development has first been referred to the City. 	b) That the development is orderly.	c) County shall require development standards of the City of Reedley, when development is within the existing SOI.	d) The City application for the annexation of any new territory be consistent with the Cortese-Knox Act	e) City initiated annexation shall have development eminent, with at least fifty (50) percent of the proposed area having an approved site plan and/or tentative map.	LU 2.5.11: The Plan should foster the establishment of a concentrated urban development pattern, with land outside the planned urban area being designated exclusively for Agriculture.	LU 2.5,12: New urban development should occur in an orderly manner with initial development occurring on the available undeveloped properties within the City's limits which would be considered in-fill, by-passed parcels or in parcels in close proximity to the urban core, places of employment and established neighborhoods.

Mitigation Monitoring And Reporting Program

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LU'2.5.13: Ongoing	LU 2.5.14: Ongoing	LU 2.5.15: Ongoing	LU 2.5.16: Ongoing City of Reedley	LU 2.5.17: Ongoing City of Reedley	LU 2.5.18; From the adoption date of this GPU, the City shall annex a maximum of five hundred (500) acres from within the existing SO! (@1.797-acres).	COSP4.3.1: Ongoing
LU 2.5.13: The City should promote and provide urban services to development within the City as a means of controlling and directing growth.	LU 2.5.14. Initial development shall incorporate the necessary infrastructure to accommodate future development for the surrounding area consistent with the goals and objectives of the GPU. Reimbursement agreements or other mechanisms may be provided to the developer as a means to share the equitable burden of costs.	LU 2.5.15: Provide transitional design between land use types and high quality urban uses.	LU 2.5.16: The City shall encourage in-fill projects that incorporate pedestrian-oriented design.	LU 2.5.17: The City shall propose plan areas and zone districts that can accommodate mixed use planning that will provide a combination of residential, commercial services and employment opportunities all within close proximity.	LU 2.5.18: From the adoption date of this GPU, the City shall annex a maximum of five hundred (500) acres from within the existing SOI (@1,797-acres). Only when a Farmland Preservation Program is adopted for implementation shall the City propose additional lands for orderly annexation. The Farmland Preservation Program is discussed in great detail in Section 4.3 Agriculture.	COSP4.3.1: Support the efforts of the County of Fresno and agricultural and community stakeholders to preserve and protect farmlands outside the centralized core of the City.

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arcel COSP4.3.2: City of Reedley, County Ongoing of Fresno	n shall LU2.5.18. The City of Reedley, County of shall prepare and Formation Commission cultural deliver to the City Council an annual count FDP	tow ser	(c, t) (b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c	inated	o o s or Wor or to
coorty.s.c. maintain a zu-ace minimum parcel size for agriculturally designated parcels to encourage viable agricultural operations and to prevent parcelization into rural residential or ranchette developments.	COSP4.3.3. The City shall prepare and adopt a Farmland Preservation Plan (FPP). This plan shall include a set of policies, standards and measures to avoid the unnecessary conversion of agricultural lands.	shall include a discussion of the following: (1) How the policy would minimize a potential detrimental effect caused by urbain development; (2) Whether and how the policy would assist in avoiding the premature conversion of Prime Farmland, Unique	Taimination of railination of partemate importations. How the policy, standard or measure would be integrated into the entitlement process; and, (4). How the policy, standard or measure would be enforced through the regulatory environment. The FPP shall include the following policies:	 a) The City shall protect agriculturally designated areas, and direct urban growth away from productive agricultural lands into urbanized or underdeveloped portions of the City. 	b) The City shall collaborate with the Fresno County Local Area Formation Commission (LAFCo), Fresno County and land owners to encourage minimum parcel sizes of 20 acres or more for land designated for agriculture and/or evidence of commercial agricultural use phor to

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c) The City shall not protest the renewal of Williamson Act Contracts with regard to land located within the City's SOI, but not adjacent or in close proximity to the City's current boundary, where the land's minimum parcel size is at least 20 acres and the land owner has provided evidence satisfactory to the City that the land is currently
being used for commercial agricultural operations.

- d) The City shall support the efforts of public, private, and non-profit organizations to preserve Prime Farmland, Unique Farmland or Farmland of Statewide Importance located in Fresno County through the dedication of conservation easements and the preservation of range land held as environmental mitigation,
- e) The City shall encourage the installation of solar and wind energy production facilities in agricultural areas so long as they do not result in a tax burden to Fresno County, do not result in permanent water transfers from productive agricultural land, do not hinder agricultural operations on adjacent land, or do not require cancellation of Williamson Act contracts. In addition, these facilities should include dedications of agricultural land and habitat mitigation, measures to control erosion, and assurances for financing decommissioning activities.

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- f) The City shall actively collaborate with landowners, cities, state and federal agencies, colleges, universities, stakeholders, and community-based organizations to continue to expand agricultural preservation in the surrounding Fresno County area.
- g) The City shall discourage public agencies from locating facilities, especially schools, in existing agricultural areas.

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The FPP shall include the following implementation measures:

- a) A provision designating the Community
 Development Department as the department
 responsible for the preparation and implementation
 of the FPP, once adopted and directing the
 Department to prepare annual reports to the City
 Council describing progress made toward the
 preparation, adoption and implementation of the
 final FPP.
- b) The creation of a community outreach program to encourage current agricultural land owners continued participation in programs that preserve farmland, including the Williamson Act. conservation easements, and USDA-funded conservation practices.
- c) Amend the Reedley Municipal Code within 12 months of adoption of the GPU to provide at least for the following:
- 1) Amend the zoning ordinance to require a minimum 100-foot buffer between new residential development and existing agricultural operations, and to establish design/maintenance guidelines for developers and property owners. The 100-foot buffer will create an appropriate transitional space between urban and agricultural land uses so as to facilitate continued agricultural operations.
- 2) Amend Chapter 10-6A, the Residential Estate (RE) District section, which is intended to provide living areas that combine both the urban and rural setting, to add provisions to prevent premature

City of Reedley

c) Amend the Reedley Municipal Code within 12 months of adoption of the GPU.

V-1 100				COSP 4.3.4: See City of Reedley, County LU2.5.18 The City shall not support the annexation of lands in excess of a total of 500 acres within the City's existing SCOI until this program, or a program that accomplishes the same goals, has been adopted and other actions and approvals.
conversion of agricultural land, which could cause incompatible land uses and potential conflicts.	 Amend the subdivision ordinance to facilitate the voluntary merger of antiquated subdivision lots that conflict with adjacent agricultural uses. 	4) Amend the zoning ordinance to include provisions requiring that environmental review expressly analyze the potential for a proposed entitlement or permit to create incompatibilities with agricultural uses through traffic generation, groundwater contamination, storm-water drainage disposal and/or the deterioration of air quality.	 d) The City shall manage extension of public utilities and infrastructure to avoid extending them into agricultural areas before those areas are committed to conversion of urban uses. 	conjunction with the preparation, replementation of the Farmland an described in Policy COSP 4.3.3, evelop and consider the adoption of shall require new development. To fund farmland preservation efforts, a program is to preserve designated 1. Unique Farmland, and Farmland portance (together 'Farmland') that the risk of being converted to dopment. This program shall act as a arm in response to the necessary of conversion that occurs as a result bansion into its SOI. The City shall annexation of lands in excess of a se within the City's existing SOI until ra program that accomplishes the s been adopted and other actions
conversion	3) Amend voluntary in conflict with	4) Amend provisions expressly a entitlement agricultural groundwate disposal ar	d) The City utilities and into agricul committed	COSP 4.3.4: In adoption and in Preservation Pil the City shall de la program that within the SOI to The Parmians of Statewide Importerwise runs urbanized deve mitigation programation of the City's expendent of the City's expendent of 500 acrest this program, or same goals. He

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provisions, the program shall include the following evaluation and performance requirements:

- a) Program Goal. As Prime Farmland, Unique Farmland, and Farmland of Statewide Importance within the City's SOI is converted to urban uses, secure the permanent preservation of other Prime Farmland, Unique Farmland, and Farmland of Statewide Importance within Fresno County on a 1 for 1 basis.
- b) Evaluation Process; To accomplish the program goal, as part of the entitlement application process. Farmland proposed for conversion will be evaluated using the Land Evaluation and Site Assessment (LESA) model issued by the California Department of Conservation. The LESA model provides an analytical approach for rating the relative quality of land resources based upon specific factors, such as soils, site acreage, water availability, and surrounding land uses. The LESA model worksheets are provided in Appendix A, Evaluation and Site Assessment (LESA) Model, California Department of Conservation.
- c) Fee Program: The City shall develop and adopt a fee program consistent with the requirements of the Mitigation Fee Act that will require applicants seeking to annex Famland within the City's SOI to pay a fee to the City of Reedley equivalent to the cost of preserving important Famland on a 1 to 1 basis with land converted to urban uses. The City shall use the fees to fund an irrevocable instrument (e.g. an easement) to permanently preserve familiands via a Trust for Farmland Funds.
- d) Atternative to Payment of Fee: As an atternative to the payment of the fee described in subsection (c), applicant shall provide documentation

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		City of Reedley, County of Fresno & Local Area Formation Commission	City of Reedley, County of Fresno & Local Area Formation Commission	City of Reedley
		, LU 2.5.1: Ongoing	LU 2.5.2. Ongoing	LU 2.5.4: Within one year of the adoption of the GPU.
satisfactory to the City that demonstrates that applicant has entered into a binding agreement with one or more property owners or a third-party organization acceptable to the City of Reedley (e.g. the Sequoia Riverlands Trust) to permanently preserve farmland equivalent in acreage to the Farmland proposed for annexation into the City. The agreement shall identify an irrevocable instrument that will be recorded against the preserved property.	e) This program will also involve the City maintaining a current list of organizations and owners of Farmland that can facilitate the acquisition of conservation easements so as not to unduly delay the annexation of the land into the City and completion of the proposed development.	Land Use Policies. LU 2.5.1: In areas outside the city limits, the City shall encourage Fresno County to: a) Maintain an exclusive agricultural zone district. b) Maintain a minimum permitted lot size for agricultural land which ensures that the land can be used for commercial agricultural purposes.	LU 2.5.2: New development will only be approved in: LU 2.5.2: Ongoing sequential fashion configuous to existing development to ensure orderly extension of municipal services and unnecessary conversion of agricultural lands. Development standards shall incorporate measures to preserve and protect agricultural land as set forth in Policies LU 2.5.1 through LU 2.5.18 and COSP 4.3.1 through 4.3.4.	LU 2.5.4: Within one year of the adoption of the GPU, the City shall adopt a right-to-farm ordinance which will require purchasers of residential, industrial and/or commercial properties within close
		Impact AG-2: Conflict with Existing Zoning or Williamson Act contracts existing on land within the proposed expanded SOI.		

Mitigation Monitoring And Reporting Program

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proximity to, agricultural land and will endure the potential impacts of that interface. The goal of this proposed ordinance is to promote and protect existing agriculture operations, allowing farmers/ranchers to conduct operations when urban land uses extend into natural resource areas or are side by-side, and, address the subject of frequent nuisance complaints. This Ordinance shall be implemented through a right-to-farm covenant to be recorded against the dominant and subordinate properties.	LU 2.5.7: Require contiguous development within the SOI unless it can be demonstrated that the development of contiguous property is infeasible. An analysis of the fiscal impacts on public utilities including water, surface transportation, and service shall be required as part of the application to annex hew territory into the City.	LU 2.5.8: The City shall not support annexing land for residential development until at least eighty (80%) percent of the existing residentially designated land inside the city limits is developed.	LU 2.5.9: Work with Fresno County and Fresno LAFCO to maintain agricultural designations in areas outside the Reedley SOI.	LU 2.5.11: The Plan should foster the establishment of a concentrated urban development pattern, with land outside the planned urban area being designated exclusively for Agriculture.	LU 2.5.12: New urban development should occur in an orderly manner with initial development occurring on the available undeveloped properties within the City's limits which would be considered

	in-fill, by-passed parcels or in parcels in close proximity to the urban core, places of employment and established neighborhoods.	40. 1 11	
	Agriculture Policies:	7	u di
	COSP 4.3.2: Maintain a 20-acre minimum parcel size for agriculturally designated parcels to encourage viable agricultural operations and to prevent parcelization into rural residential or ranchette developments.	COSP 4.3.2: Ongoing	City of Reedley
	2.3 Air	Air Quality	
Impact AQ-1: Conflict with air quality management plans for the San Joaquin Valley Air Basin.	The proposed GPU contains a multitude of goals and policies that would directly and indirectly reduce of avoid air emissions. Many goals and policies are modeled on those recommended by the SJVAPCD for reducing air emissions from new development. The goals and policies are found through the Land Use; Circulation; and Conservation, Open Space, Parks and Recreation Elements of the GPU.	Prior to issuance of building permits, during construction and operational activities.	City of Reedley
Impact AQ-2: Cumulatively considerable increase in criteria pollutants (ozone and PM10) for which the air basin is in non- attainment.	See AQ-1	See above	City of Reedley
	2.4 Biologic	Biological Resources	
BIO-1: Substantial adverse effects on special-status species.	COSP4.13C: As feasible, preserve native vegetation and protected wildlife, habitat areas, and vegetation, through avoidance, impact mitigation, and habitat enhancement.	COSP4.13C: Ongoing	City of Reedley
	COSP4.13.4: As part of the environmental review of new development projects:	COSP4.13.4: Ongoing as development is	City of Reedley

to assess proposed, ate by the	that	nd ssources, ish and Board, U.S. I Wildlife tion	contiguous COSP4.13.16 City of Reedley ain as Ongoing as fial development is diffe or proposed, and areas, and	s on special-status an entitlement not limited to application, with california satintarii oversight duming the orache (Atriplex minuscula), phase of any recurvatum), San project. Selety (Eryngium sence of suitable to that the special-cour on a project eys conducted in and CNPS rare be impacted. If
(a) Biological studies shall be prepared to assess habitat value when determined appropriate by the Community Development Department.	(b) Mitigation shall be applied to assure that degradation of habitat or impacts to sensitive species is reduced or eliminated.	(c) Input will be sought from agencies and individuals with expertise in biological resources, including the California Department of Fish and Game, California Water Quality Control Board, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and U.S. Environmental Protection Agency.	COSP4.13.16: Require preservation of contiguous areas in excess of the 100-year flood plain as merited by special circumstances. Special circumstances may include sensitive wildlife or vegetation, wetland habitat, oak woodland areas, slope or topographical considerations, and recreation opportunities.	of a pre al impacts ing but pressa), t Earlimant tscale (At phinium) st (Pseud button-c the pres the pres all require ential to c used surv nt CDFG may be re

Mitigation Monitoring And Reporting Program

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and recognity on a season (column) and and are	occur with 250 feet of mature trees or shrubs during [the nesting bird season (February 1 to August 31).	BIO-3. If construction activities are planned to Prior to approval of occur with 250 feet of mature trees or shrubs during the entitlement.	than significant level.	agencies as needed to reduce the impact to a less	coordination with federal or state regulatory	or mitigation shall be provided	y a proposed project, then appropri	animals occur on a site and could be significantly	perotis californicus)]. Focused surveys conducted in	macrotis mutica), and western mastiff bat (Eumops	_	City of Reedley	And the second s	significantly impacted by a proposed project, then appropriate avoidance or mitigation shall be provided in coordination with federal or state regulatory agencies as needed to reduce the impact to a less than significant level. BIO-2: Where review of a proposed project or activity identifies potential impacts on special-status animal species due to the presence of suitable habitat, then the City shall require that the special-status species with potential to occur on a project site be evaluated. Such species include but are not limited to: invertebrates [Valley elderberry longhorn beetle (Desmocerus californicus dimorphus), vemal pool fairy shrimp (Branchinecta lynch), and vemal pool fairy shrimp (Branchinecta lynch), and vemal pool fairy shrimp (Lepidurus packardi)], reptiles and amphibians [California tiger salamander (Ambystoma californiense), western pond turtle (Emys mamorali). birds [burrowing owl (Athene cunicularia), Swainson's hawk (Buteo swainson), and western yellow-billed cuckoo (Coccyzus americanus occidentalis)], and mammals [pallid bat (Antrozous pallidus), San Joaquin kit fox (Vulpes macrotis mutica). Focused surveys conducted in accordance with current CDFG and USFWS survey protocols may be required if suitable habitat is present and would be impacted. If special-status animals occur on a site and could be significantly impacted or mitigation shall be provided in coordination with federal or state regulatory agencies as needed to reduce the impact to a less than significant level. BIO-3. If construction activities are planned to occur with 250 feet of mature trees or shrubs during the nesting bird season (February 1 to August 31).	BIO-1: Substantial adverse effects on special-status species. Species. BIO-1: Substantial adverse effects on special-status
impacted by a proposed project, then appropriate avoidance or mitgation shall be provided in coordination with federal or state regulatory agencies as needed to reduce the impact to a less than significant level. BIO-3. If construction activities are planned to occur with 250 feet of mature trees or shrubs during an entitlement the needing hird season (Fehruary 1 to August 31) application with	animals occur on a site and could be significantly impacted by a proposed project, then appropriate avoidance or mitigation shall be provided in coordination with federal or state regulatory agencies as needed to reduce the impact to a less than significant level. BIO-3. If construction activities are planned to Prior to approval of	animals occur on a site and could be significantly impacted by a proposed project, then appropriate avoidance or mitigation shall be provided in coordination with federal or state regulatory agencies as needed to reduce the impact to a less than significant level.	site and could be significat ossed project, then appropriation shall be provided federal or state regulation reduce the impact to a legistration.	site and could be significat osed project, then appropri gation shall be provided federal or state regulati	site and could be significar osed project, then appropriation shall be provided	site and could be significar osed project, then appropri	animals occur on a site and could be significantly		accordance with current CDFG and USFWS survey protocols may be required if suitable habitat is	perotis califomicus)). Focused surveys conducted in accordance with current CDFG and USFWS survey protocols may be required if suitable habitat is	macrotis mutica), and western mastiff bat (Eumops perotis californicus)]. Focused surveys conducted in accordance with current CDFG and USFWS survey protocols may be required if suitable habitat is			present and would be impacted. If special-status	-
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If special-status animals occur on a site and could be significantly	appropriate avoidance or mitigation shall be provided in coordination with federal or state regulatory agencies as needed to reduce the impact to a less than significant level. BIO-2: Where review of a proposed project or activity identifies potential impacts on special-status an entitlement animal species due to the presence of suitable application, with habitat, then the City shall require that the special status species with potential to occur on a project phase of any limited to: invertebrates [Valley elderberry longhorn project.] beetle (Desmocerus californicus dimorphus), vemal pool tadpole shrimp (Lepidrurus packardh), reptiles and amphibians [California tiger salamander (Ambystoma californianse), western pool tadpole shrimp (Lepidrurus packardh), reptiles and amphibians [California tiger salamander (Ambystoma californianse), western pool tadpole shrimp (Lepidrurus packardh), and western spadefoot (Speahammondh)), birds [burrowing own (Athene cunicularia), Swainson's hawk (Buteo swainson), and western yellow-billed cuckoo (Coccyzus americanus occidentalis), and mammals [pallid bat (Antrozous pallidus), San Joaquin kit fox (Vulpes macordance with current CDFG and USFWS survey protocols may be required if suitable habitat is present and would be impacted if special-status	appropriate avoidance or mitigation shall be provided in coordination with federal or state regulatory agencies as needed to reduce the impact to a less than significant level. BIO-2: Where review of a proposed project or activity identifies potential impacts on special-status an entitlement animal species due to the presence of suitable oversight during the status species with potential to occur on a project pre-construction site be evaluated. Such species include but are not ilmited to: invertebrates [Valley elderberry longhorn project. beette (Desmocerus californicus dimorphus), vernal pool fairy shrimp (Branchinecta lynch), and vernal pool tadpole shrimp (Lepidurus packardi)], reptiles and amphibians [California tiger salamander (Ambystoma californiense), western product turtle (Emys mammorala), and western spadefoot (Spea harmondin)), birds [burrowing owl (Athene cunicularia), Swainson's hawk (Buteo swainson), and western yellow-billed cuckoo (Coccyzus americanus occidentalis)], and western mastiff bat (Eumops	appropriate avoidance or mitigation shall be provided in coordination with federal or state regulatory agencies as needed to reduce the impact to a less than significant level. BIO-2: Where review of a proposed project or activity identifies potential impacts on special-status animal species due to the presence of suitable habitat, then the City shall require that the special application, with habitat, then the City shall require that the special oversight during the status species with potential to occur on a project pre-construction site be evaluated. Such species include but are not ilmited to: invertebrates [Valley elderberry longhorn project.] Bool fairy shrimp (Branchinecta lynch), and vernal pool tadpole shrimp (Lepidruus packardi)]. reptiles and amphibians [California tiger salamander (Ambystoma californiense), western spadefoot (Spea hammondii)], birds [burrowing owl (Athene cunicularia), Swainson's hawk (Buteo swainson). and western yellow-billed cuckoo (Coccyzus americanus occidentalis)], and mammals [pallid bat (Antrozous pallidus), San Joaquin kit fox (Vulpes)	appropriate avoidance or mitigation shall be provided in coordination with federal or state regulatory agencies as needed to reduce the impact to a less than significant level. BIO-2: Where review of a proposed project or activity identifies potential impacts on special-status an entitlement animal species due to the presence of suitable application, with habitat, then the City shall require that the special oversight during the status species with potential to occur on a project pre-construction site be evaluated. Such species include but are not phase of any limited to: invertebrates [Valley elderberry longhom project. beetle (Desmocerus californicus dimorphus), vernal pool fairy shrimp (Branchinecta lynch), and vernal pool tadpole shrimp (Lepidurus packardi)], reptiles and amphibians [California tiger salamander (Ambystoma californiense), western pond turtle (Emys marmorata), and western spadefoot (Spea harmondin)], birds [burrowing owl (Athene cunicularia), Swainson's hawk (Buteo swainson), and western yellow-billed cuckoo (Coccyzus americanus occidentalis)], and mammals [pallid bat	9		significantly impacted by a proposed project, then	

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seven project. activities on 30 days ring the bugh thin 250 oceed as fetected ruction, struction, struction- pically 250 pically 250 pically 250 pically 250 pically 250 gracies) thave	2.5 Climate Change/Greenhouse Gases	mate COSP4.11.2: July City of Reedley to reduce 2015 and 320 g any by July	and within two years and within two years be after the adoption lanalysis of the GPU, adopt e a Climate Action ction Plan. of from the GPU, adopt e a Climate Action from the GPU, adopt from the GPU, adopt e a Climate Action from the GPU, adopt from the GPU, adopt e a Climate Action from the GPU, adopt fro
survey shall be conducted no more than seven days prior to the initiation of disturbance activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). If no active nests are present within 250 feet of construction, then activities can proceed as scheduled. However, if an active nest is detected during the survey within 250 feet of construction, then the establishment of a protective construction, then the establishment of a protective construction, then the establishment of a protective construction. free buffer zone from each active nest (typically 250 feet for raptors and 50-100 feet for other species) would be required until the juvenile bird(s) have fledged, unless the biologist determines that construction activity would not impact the active nest(s). The buffer zone shall be clearly delineated or fenced to prevent disturbance to nesting birds.	2.5 Clim	GHG-1: Generate COSP4 11.2: The City will establish a Climate GHGs that may have a significant impact on the environment or community activities by at least 15% by 2020 applicable plan, reductions required by ARB under AB 32) by July 2016 emissions.	GHG-1: Generate GHG-1. Until such time as the City adopts a GHGs that may have a significant impact on the environment or onflict with an applicable plan, policy or regulation adopted to reduce framework shall demonstrate that GHG emissions reduction measures have been included in the

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***	2.9 Hydrology and Water Quality		CIR 3.10.1: Completed	_	W.2010				CIR 3.10.2: Annual review by the City Council.	CIR 3.10.3; Annual
percent or the SJVAPCD emissions reduction threshold in effect at the time environmental review is being conducted for individual projects.	2.9 Hydrology a	Water Service Policies:	i CIR 3.10.1: The City shall adopt the 2010 Urban Water Management Plan in accordance with California Water Code, Division 6, by January 2014;	a) The Plan shall be prepared in accordance with Article 1, Sections 10620-10621.	b) The contents of this Plan shall be consistent with Article 2. Contents of Plans, Sections 10630- 10634.	 c) The implementation of the Plan shall be in accordance with Article 3. Adoption and Implementation of Plans, Sections 10640-10645. 	d) After the adoption of the 2010 Urban Water Management Plan, the City shall prepare and adopt the 2015 Urban Water Management Plan, pursuant to the California Water Code, Division 6.	e) Should the Plan expire at any time, pursuant to State Law, the City shall not support the approval of unincorporated territory, General Plan, zone change and/or tentative tract map entitlement applications.	CIR 3.10.2: The City shall identify capital facilities necessary to maintain service in the City of Reedley as the City expands.	CIR 3.10.3. The City Council shall annually review
		HYD-2: Substantially deplete groundwater			and the second			4/01/8	,	

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council.	CIR 3.10.4: Ongoing	CIR 3.10.5: At time of entitlement approval and prior to issuance of a building permit.	Pursuant to proposed project compliance with CEQA Guidelines.	. CIR 3.10.7: Ongoing
water connection charges, and volume-based monthly service charges to ensure that adequate funds are collected to operate and maintain existing facilities and to construct new facilities for delivery, monitoring, and storage.	CIR 3.10.4: The City shall actively support efforts to expand surface water supply and storage that benefits the City. These efforts should include, but not be limited to, coordination with Irrigation Districts for water banking, and WMTP effluent recycling and percolation.	CIR 3.10.5: The City shall require that necessary water supply infrastructure is available prior to constructing new development, and approve development entitlements only when there is assurance of a dependable and adequate water supply that will serve the development.	CIR 3.10.6: Any development project which meets the definition of a "water-demand project, pursuant to the CEOA Guidelines, Section 15155, shall be required to prepare a "water assessment" in accordance with Water Code Sections10910 & 10915. The City Council shall formally consider approval of the assessment within the time period required by applicable law and prior to the approval of any development entittements for the development project.	CIR 3.10.7: The City shall cooperate with surrounding water management authorities and irrigation districts to develop a comprehensive water management and recharge program which addresses the long-term stabilization of the Kings Basin and the transfer of excess WWTP effluent recycled water for use by the districts for recharge or use.

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CIR 3.10.8: Prior to issuance of a building permit	CIR 3.10.9: Ongoing	WCP, or a similar program that accomplishes the goals set forth below, shall be adopted and in effect prior to the implementation deadlines set forth in any of the policies set forth below
CIR 3.10.8. Through the entitlement process described in the RMC, the City shall require as a condition of approval that new development will be required to install water meters which meet the City's standards.	CIR 3.10.9: The City shall encourage and cooperate with the private sector, as appropriate, to incorporate alternative methods of water reuse into new development, such as reclaimed water from irrigation, landscaping and purple pipe systems.	CIR 3.10.10A: The City Council shall initiate the preparation and then consider adoption of a performance based Water Conservation Program ("WCP") that addresses water consumption to help ensure an adequate water supply to accommodate the projected growth and development patterns proposed within this GPU. The policies and implementation measures contained in the WCP shall set performance standards for sustainable management of Reedley's water production. The WCP, or a similar program that accomplishes the goals set forth below, shall be adopted and in effect prior to the implementation deadlines set forth in any of the policies set forth below. For each policy, standard and implementation measure shall reduce per capita potable water consumption; (2) Whether and how the policy, standard or implementation measure shall reduce per capita potable water consumption; (2) Whether and how the policy, standard or implementation measure would be integrated into the development entitlement process; and (3) how the policy, standard or implementation measure would be enforced through the regulatory environment.

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				a) Ongoing	1) Annual review by the City Council.	2) Annual review by City of Reedley City Council.
The policies listed below have been assigned a date of anticipated implementation or completion. Those dates were determined by operational necessity and compliance, complexity of task and staffing capacity.	GOAL: To reduce per capita potable water consumption by an additional twenty (20) percent by the year 2020.	COMPLIANCE MONITORING AND REPORTING: After the adoption of the WCP, the Community Development Department shall provide an annual report to the City Council progress made toward overall implementation of the WCP.	The WCP shall include the following policies and implementation measures:	a) The WCP shall include a public education component that addresses various topics related to groundwater production, consumption, recharge and recycling. The public education activities listed below will occur annually at various times throughout the year:	Public Works Department, which includes statistics related to annual water consumption, discharge and containment, shall be presented to the City Council for its consideration of approval. After Council approval, the report shall be submitted to the State Department of Water Resources.	2) The Public Works Department shall prepare an annual report that identifies, at a minimum, the amount of water used to irrigate the open space and the projected amount of groundwater recharge

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	2	3) Annual review by City Council.	, 4) Ongoing	b) March 2014	c within one (1) year of the adoption of the GPU	28 1 1 1 1 1 1 1	
hologica of production to	balancing of production to groundwater recharge.	3) All water quality reports prepared by the Public Works Department that are required by the Regional Water Quality Board shall be presented to the City Council for its consideration of approval.	4) The City shall develop publications and other forms of communication to City water customers to inform them regarding the City's efforts to reduce water consumption and ways the customers can assist with achieving the City's goals.	b) By March 2014, City Council shall consider the adoption of a water utility plan to implement a city-wide public water system through the year 2030. The implementation of this plan will assist the City in identifying locations for future delivery and recharge infrastructure. The Plan will serve as a basis for the development of impact fees necessary for implementation of the plan.	c) Within one (1) year of the adoption of the GPU, the City Council shall complete a thorough review of the City's development impact fee program and shall consider the adoption of a comprehensive update of the various fees included in the program.	1) This review shall include, but not be limited to, Storm Drainage, Water Distribution, Groundwater Recharge, Water Supply/Holding and Waste Water Collection and Treatment.	2) Within each topic area, the review shall include the analysis of existing conditions, proposed new development, need necessitated by future development and proportional cost attributed to land use development.
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d) Within one (1) year of the adoption of the GPU.				
d) Within one (1) year of the adoption of the GPU, the City Council shall consider the amendment of RMC, Section 8-1-12 and other relevant provisions of the RMC related to Water Conservation, to include additional water conservation provisions and implementation measures to assist in implementing the provisions of Senate Bill No. 407 and State Building Code provisions related to water conserving plumbing fixtures and fittings, so as to meet or exceed a twenty (20) percent reduction in water consumption. Specific requirements added to the RMC would include, at a minimum, the following: 1) Shower head fixtures and fittings shall be designed and installed so that they will not exceed a water supply flow rate of 1.75 gallions per minute.	2) Faucets at kitchens, lavatones, wet bars, laundry sinks, or other similar use fixtures shall be Water Sense labeled and installed so that they will not exceed a water supply flow rate of 1.5 gallions per minute.	3) Toilet fixtures and fittings shall have an average consumption that does not exceed 1.1 gallons of water per flush.	4) New residential dwellings that are equipped with clothes washers shall install washers that are ENERGY STAR qualified.	5) The water pressure in a single family home shall not exceed 60 pounds per square inch (psi), with no detectable water leaks. Multifamily and midrise projects are exempt from the water pressure testing criterion but shall meet the requirements as stated in 1) through 4) above (Source: U.S. Green Building

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management practices ("BMP") developed by the California Urban Water Conservation Council and provide annual reports to the City Council and the California Urban Water Conservation Council regarding its progress in implementing the BMP.		
Efficient Landscaping Ordinance that is as effective as, or more effective than, the Model Water Efficient Landscape Ordinance adopted by the California Department of Water Resources. The Ordinance shall contain applicability, definitions, provisions for new construction or rehabilitated landscapes, application requirements, water efficient landscape and certification.		**************************************
To further reduce outdoor water consumption, encourage water efficient landscaping practices through the reduction of furf grass by at least 40% and increasing the amount of plants that are native or adapted to the region by at least 25% (Source: U.S. Green Building Council).		e remain a cura
g) The City shall work with utility service providers { g} Ongoing such as PG&E who have rebate programs available to City's water customers to inform customers of the programs and to encourage them to utilize the programs to replace current water consuming appliances with water conserving appliances that are Energy Star rated.	g) Ongoing	City of Reedley
h) The City shall measure irrigation water used for i h) Ongoing parks/open space through the installation of standard water meters on all large park/open space areas, which may be creditable for recharge purposes. The installation of the meters will be completed within one year after the adoption of the GPU.	Ongoing (r	City of Reedley

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going (i	j) Ongoing	k) Ongoing	CIR 3.10.10B: Ongoing	CIR 3.10.11: By March 2014.
irrigation controllers at City parks, median islands and other City facilities with landscape impation systems with irrigation controllers equipped with, at a minimum, rain and evapotranspiration sensors, with the goal of reducing water used for landscape irrigation by twenty (20) percent to forty (40) percent, as supported by studies performed in the industry. This replacement program shall commence when the GPU is adopted.	j) The City shall work cooperatively with land owners, local and regional water agencies, and irrigation districts which rely upon the Kings Basin as a source of water to identify and implement infrastructure projects and other programs that serve to reduce the use of groundwater and/or facilitate the recharge of the aquifer.	k) The City shall continue to work with the Upper Kings Basin Integrated Regional Water Management Authority in developing a strong coalition of water agencies, cities, counties and environmental groups to address local water issues.	CIR 3.10.10B: As part of the City's formulation of its annual budget, City staff shall identify a list of capital facilities improvement projects, with proposed budgetary allocations, necessary to implement further reductions in water consumption and/or maintain service.	Waste Water Policies: CIR 3.10.11 By March 2014, City Council shall adopt a Waste Water Master Plan to address collection and treatment system. The implementation of this plan will assist the City in

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of the GPU's adoption. After the adoption of the GPU, the Community Development Department shall provide an annual report to the City Council	111		
describing progress made toward the development, adoption and overall implementation of these			· 8

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encompany (and one	a) Ongoing	1) Annual review by the City Council	2) Annual review by the City Council.	3) March 2014
The staff analysis supporting each policy shall include a discussion of the following: (1) How the policy would minimize potential detrimental effect caused by the percolation of storm water; (2) Whether and how the policy would assist in the City's efforts to recharge the underground aquifer, (3) How the policy would be integrated into the entitlement process; and, (4) How the policy would be enforced through the regulatory environment.	a) The City shall develop and implement a public education component that addresses various topics related to collection and disposal of storm water and shall include periodic reports to the City Council and the public regarding its progress in implementing the policies. Specifically, this component shall include the following actions by the City Council:	1) All legally required storm drainage reports prepared by the Public Works Department shall be presented to the City Council for consideration of adoption.	2) All legally required National Pollutant Discharge Elimination System (NPDES) program reports, prepared by the Public Works Department shall be presented to the City Council for consideration of adoption.	3) By March 2014, City Council shall consider the adoption of the Storm Drain Master Plan. The plan will assist the City in identifying locations for future infrastructure and ground water recharge opportunities. The Plan will also serve as basis for the development of updates to the impact fees which are necessary for implementation.

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City of Reedley, General Plan 2030	b) The City shall develop standard operation	04,0000	City of Donald Co.	
	procedures for vegetation management in storm water basins for vegetation management in storm water basins for ensure the basins structure and capacity is not compromised. The formal procedure shall be adopted within eighteen months after the adoption of the GPU.		orly of reedley	
	c) The City shall develop standard operating procedures for storm water measurement and for recording water levels in the basins. These procedures shall be adopted within eighteen months after the adoption of the GPU.	c) Ongoing	City of Reedley	
	d) The City shall develop standard operating procedures for documentation of interceptor monitoring and clean-out. The formal procedures shall be adopted within eighteen months after the adoption of the GPU.	d) Ongoing	City of Reedley	
	e) The City shall develop standard operating procedures for the bottom ripping of all storm water basins to ensure continual and optimal percolation. The procedures shall be adopted within eighteen months after the adoption of the GPU.	e) Ongoing	City of Reedley	
	f) As the City collects storm drainage development impact fees, and those fees become available, the City shall install measuring devices (e.g. flow meters, visually marked measuring poles) on drain inlets to measure storm events, which will be used to quantify Reedley's efforts to increase groundwater recharge.	f) Ongoing	City of Reedley	
	g) On an on-going basis, the City shall strive to work with the irrigation districts to identify the most suitable locations for storm water basins based on soil type, elevation, and other factors.	g) Ongoing	City of Reedley	

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CIR 3.10.18B: Annual review by City Council	CIR 3 10.19A: Within twelve (12) months of the GPU's adoption.	
CIR 3.10.18B: As part of the City's formulation of its annual budget, City staff shall identify a list of capital facility improvement projects, with proposed budgetary allocations, necessary to increase the use of collected storm water for the City's groundwater recharge efforts.	CIR 3.10,19A: The City shall prepare and present to the City Council for consideration of adoption a comprehensive set of policies to ensure an adequate city-wide program for the recharge of ground water to support the growth and development patterns proposed within this GPU. These policies shall set performance standards for sustainable management of Reedley's use of groundwater and promote efforts to increase groundwater recharge. The policies, including those set forth below, shall be adopted such that their provisions are implemented by the deadlines set forth in the proposed policies. If the policy does not contain a specific deadline for adoption or implementation, it shall be considered for adoption within twelve (12) months of the GPU's adoption. After the adoption of the GPU, the Community Development Department shall provide an annual report to the City Council describing progress made toward the development, adoption and overall implementation of these policies.	The staff analysis supporting each policy shall include a discussion of the following: (1) How the policy would help to reduce consumptive use; (2) Whether and how the policy would assist in the City's efforts to recharge the underground aquifer; (3) How the policy would be integrated into the entitlement process; and, (4) How the policy would be enforced through the regulatory environment. The policies shall include the following:

and shall develop and implement a public all Ongoing education component that addresses various spics related to the consumptive use of groundwater as well as efforts to recharge the underground aquifer and shall include periodic reports to the City Council and the public regarding its progress in implementing the policies. b) The City shall work cooperatively with land owners, local and regional water agencies, and rimgain of attricts which rely upon the Kings Basin as a source of water to identify and implement may ringation districts which redy had implement new strategies as a source of water to identify and implement new strategies of the aquifer. c) The City shall work cooperatively with the implement of the recharge of the aquifer. c) The City shall work cooperatively with the implement of the recharge of the aquifer. c) The City shall work cooperatively with the implement new strategies to expand upon current efforts directed toward groundwater recharge. These strategies may include: 1) Exploring the feasibility of joint water banking. 2) Exploring the feasibility of joint water banking. 2) Exploring the feasibility of admittion opportunities. 1) Exploring the feasibility of solity the imigation of strates as part of the environmental review process when an entitlement application that workers annexing new land into the City is submitted. The comments received from the District will be fundamental to the development of conditions of approval applied to said projects. This process could be developed and implemented within one year affect the adoption of the GPU.		channe na can) Commit	w.	4 ellectri)	The state of the s
eer se	City of Reedley	City of Reedley	City of Reedley			City of Reedley
er er er er hict	a) Ongoing	b) Ongoing	c) Ongoing			d) Within one year after the adoption of the GPU.
	a) The City shall develop and implement a public education component that addresses various topics related to the consumptive use of groundwater as well as efforts to recharge the underground aquifer and shall include periodic reports to the City Council and the public regarding its progress in implementing the policies.	1 Sin		1) Exploring the feasibility of joint water banking.	2) Exploring opportunities to jointly participate in studies that will be used to facilitate new or expand wastewater recycling and reclamation opportunities.	rict

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e) Ongoing	f) Ongoing	g) By January 15, 2015.	after the adoption of the GPU.			i) To be completed C by the end of 2020.
e) On an on-going basis, the City shall strive to work with the irrigation districts to identify the most suitable locations for storm water basins based on soil type, elevation, and other factors.	f) The City shall continue to work with the Upper Kings Basin Integrated Regional Water Management Authority in developing a strong coalition of water agencies, cities, counties and environmental groups to address local water issues.	g) The City shall continue to work with the Kings River Conservation District to identify projects that would directly and efficiently increase groundwater recharge and to identify funding sources for said project, with the goal of submitting a grant application to the District for such a project by January 15, 2015.	h) Within one (1) year of the adoption of the GPU, the City Council shall complete a thorough review of the City's development impact fee program and shall consider the adoption of a comprehensive update of the various fees included in the program.	1) This review shall include, but not be limited to, Storm Drainage, Water Distribution, Groundwater Recharge, Water Supply/Holding and Waste Water Collection and Treatment.	2) Within each topic area, the review shall include the analysis of existing conditions, proposed new development, need necessitated by future development and proportional cost attributed to land use development.	i) By 2020, the City shall prepare an updated Groundwater Pumping, Recharge, and

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	(i) Ongoing	k) Annual Reporting	i) Ongoing	CIR 3.10.20B Annua review by City Council	COSP4.2.3: Ongoing
methodogy as the 2013 report. Part of this report will include policies, recommendations, and implementation measures. The analysis and recommendations shall be presented to the City Council for its consideration.	j) All annual reports, prepared by the Public Works Department related to water quality, water supply and delivery, and groundwater recharge shall be presented to the City Council for its consideration of adoptions.	k) The City shall continue to strive to develop and implement best management practices, strategies, in compliance with State law, and regulatory permits/requirements related to water quality and supply and groundwater recharge and report annually to the California Urban Water Conservation Council on its progress in development and implementing said practices.	l) The Public Works Department shall prepare an annual report that identifies, at a minimum, the amount of water used to irrigate the open space and the projected amount of groundwater recharge that has occurred. The City shall use industry standards to establish a formula to calculate the balancing of production to groundwater recharge.	CIR 3.10.20B: As part of the City's formulation of its annual budget, City staff shall identify a capital facility improvement projects, with proposed budgetary allocations, necessary to implement the City's groundwater recharge efforts.	

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	COSP4.2.4 Provide public sewer service to new urban development as a means of profecting groundwater resources.	COSP4.2.4: At time of entitlement approval and prior to issuance of a building permit.	City of Reedley
	COSP4.2.5: To protect human health the City groundwater resources will be monitored on a regular basis to test for bacteriological and toxic chemical components.	COSP4.2.5: Ongoing	City of Reedley
	COSP4.2.6: Promote activities which combine storm-water control and water recharge.	COSP4.2.6: Ongoing	City of Reedley
	COSP4.2.7: The City will enhance groundwater recharge supply by requiring the installation of detention/retention ponds in new growth areas.	COSP4.2.7: Ongoing	City of Reedley
	COSP4.2.10: Continue to encourage water conservation,	COSP4,2.10: Ongoing	City of Reedley
HYD-2: Substantially deplete groundwater supplies or interfere with groundwater recharge.	HYD-1. The City will update its Urban Water Master Plan or prepare a separate water supply plan to identify how the City will avoid or substantially reduce the impacts of increased demand for groundwater resources on groundwater depletion and overdraft of the Kings Basin resulting from implementation of the proposed GPU. The plan should include, but may not be limited to the following components: (a) Inventory of existing water demands, supplies, and providers, water use efficiency, recycling, transfers, and conjunctive use. (b) Analysis of future water demands based on general plan land use at buildout.	City Council has approved the 2010-2015 Urban Water Management Plan.	City of Reedley

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	enhanced water use conservation (which could	***		
	include an update of the City's water conservation ordinance), recycling of water, water transfers, conjunctive use of groundwater and surface water, additional storage or water development projects, and other potential increases in water entitlements and supply.			
-	(d) Assessment of any shortfalls in future water demands based on wet, normal, dry, and multiple dry year types and contingency plans for drought conditions.	1 2		
	(e) Identification of alternative water sources that will be utilized as needed to supplement groundwater extraction as the City's only source of urban water supply in order to avoid or substantially reduce impacts from overdraft of the Kings Basin.	a .		
	2.10	Noise		
N-1: Noise levels from transportation sources, potentially stationary sources, and potentially railroad sources in excess of misses.	dBA are identified as noise impact zones. As part of dBA are identified as noise impact zones. As part of the special permit process the proposed development project will be required to have an acoustical analysis prepared by a licensed engineer.	Ongoing as development is proposed.	City of Reedley	
standards.	NE 6.1.5. Design of all proposed development should incorporate features necessary to minimize adverse noise impacts, while also minimizing effects on surrounding land uses.	Ongoing as development is proposed.	City of Reedley	
	NE 6.1.6: Land use and transportation planning should include analysis of the potentially adverse noise levels associated with various design and use alternatives.	Ongoing as development is proposed.	City of Reedley	

NE 6.1.7: The design of proposed transportation facility should incorporate feasible measures to diminish potential increases in noise levels.	Ongoing as development is proposed.	City of Reedley			
NE 6.1.8: To relieve excessive noise generation associated with various modes of transportation, the City should:	Ongoing, and as development is proposed.	City of Reedley			
a) designate truck routes where appropriate (see Circulation Element). b) Limit vehicle speed where appropriate.					7111
c) Adoption of State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC) concerning interior noise exposure for new single, multi-family housing, hotels and motels.				6	
d) Encourage appropriate authorities to stringently enforce California Motor Vehicle Code standards relating to noise emission levels and muffler systems.	www.		39		
e) Maintain awareness of State and Federal standards or legislation relating to noise and lend support or criticism as appropriate.					
NE 6.1.9: The City should cooperate with Fresno County to adopt compatible noise control programs.					
NE 6.1.10: The City should develop noise contours for the following facilities:					
a) Major roads classified in the Circulation Element of the General Plan.					
 b) Stationary facilities which emit noise levels greater than DNL of 60 dBA. 					HW-H
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City of Reedley, General Plan 2030

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City of Reedley, County of Fresno & Local Area Formation Commission Community Development Department	33(-2)	City of Reedley	
Prior to approval of an entitlement application, with mitigation as necessary to reduce impacts to a less than significant level.		Prior to approval of an entitlement application, with mitigation as necessary to reduce impacts to a less than significant level.	THE STATE OF THE S
N-1. The City will minimize to the degree practicable the impact of transportation-related noise. Transportation noise sources include roadways, railroads and aircraft operations. Transportation noise shall be minimized as follows; (a) Noise-Sensitive Land Uses: New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected future noise levels from transportation noise sources exceeding 60 dB DNL within outdoor activity areas unless appropriate noise mitigation measures have been incorporated into the final project design. An exterior exposure of up to 65 dB DNL within outdoor activity areas may be allowed if a goodfaith effort has been made to mitigate exterior noise exposure using a practical application of available noise mitigation measures and interior noise exposure due to exterior sources will not exceed 45 dB DNL.	(b) New Transportation Noise Sources: Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed 60 dB DNL within outdoor activity areas and 45 dB DNL within interior living spaces of existing or planned noise-sensitive land uses.	N-2. The City will minimize to the degree practicable the impact of stationary noise sources. Stationary noise sources include industrial and commercial facilities, agricultural operations and vehicle movements on private property. Stationary noise shall be minimized as follows: (a) Noise–Sensitive Land Uses: The development of new noise-sensitive land uses shall not be permitted in areas where noise levels from existing stationary noises sources may exceed the noise land changing stationary noises.	ever statistical as shown in Table 5.1.2-B of the proposed GPU within outdoor activity areas
N-1: Noise levels from transportation sources, potentially stationary sources, and potentially railroad sources in excess of noise standards.		N-1: Noise levels from transportation sources, potentially stationary sources, and potentially railroad sources in excess of noise standards.	

City of Reedley, General Plan 2030

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	Prior to approval of an entitlement application, with mitigation as necessary to reduce impacts to a less than significant level.	
(b) New Stationary Noise Sources: Noise created by proposed stationary noise sources, or existing stationary noise sources which undergo modifications that may increase noise levels, shall be mitigated so as not to exceed the noise level standards shown in Table 6.1.2-B of the proposed GPU within outdoor activity areas of existing or planned noise-sensitive land uses.	N-3. Maintain a citywide noise environment that achieves noise goals through development review and post-development monitoring by implementing the following actions: (a) Development Review: The City will review new public and private development proposals to determine conformance with the policies and implementing actions of the Noise Element.	(b) Acoustical Analysis Required (Transportation Noise Sources): At the discretion of the Community Development Department or where the development of a project may result in noise-sensitive land uses being exposed to existing or projected future transportation noise levels exceeding 60 dB DNL (or CNEL), an acoustical analysis shall be required early in the review process so that noise mitigation may be included in the project design. For development not subject to environmental review, the requirements for an acoustical analysis shall be implemented prior to the issuance of a building permit. Areas of the city potentially exposed to noise from transportation sources in excess of 60 dB DNL (or CNEL) may be determined by reference to Table 16, Generalized Traffic Noise Exposure Reedley 2020 General Plan Update Future Conditions, for traffic noise. For railroad noise, it is assumed that areas closer than 200 feet from the track may be exposed to 60 dB DNL or above.
	N-1: Noise levels from transportation sources, potentially stationary sources, and potentially railroad sources in excess of noise standards.	

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When required, an acoustical analysis shall include	1
identification and quantification of noise sources	
that may affect the proposed use, or that may result	
from the proposed use, for existing and foreseeable	
future conditions. Noise levels shall be quantified in	
terms of the DNL (CNEL for aircraft noise) and shall	
include consideration of site-specific conditions that	
could affect noise exposure at the location or	
locations of interest,	
(c) Acoustical Analysis Required (Stationary Noise	
Sources): Where, at the discretion of the	
Community Development Department, the	
development of a project may result in noise-	
sensitive land uses being exposed to noise from	
existing or future stationary sources exceeding the	
daytime or nighttime standards shown in Table	
6.1.2-B of the proposed GPU, an acoustical	
analysis shall be required. The acoustical analysis	
should be required early in the review process so	
that noise mitigation may be included in the project	
design. For development not subject to	
environmental review, the requirements for an	
acoustical analysis shall be implemented prior to	

When required, an acoustical analysis shall include identification and quantification of noise sources that may affect the proposed use, or that may result from the proposed use, for existing and foreseeable future conditions. Noise levels shall be quantified in terms of the noise level descriptors utilized in 6.1.2-B and shall include consideration of site-specific conditions that could affect noise exposure at the location or locations of interest.

the issuance of a building permit.

Mitigation Monitoring And Reporting Program

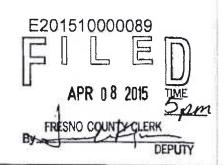
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and employ procedures to monitor compliance with the policies of the Noise Element after completion of projects where noise mitigation measures have been required.		See HYD-1 and HYD-2, See above. Community Sufficient water Supply available to Serve the project from existing entitlements and resources, or are new or expanded entitlements and expanded
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CITY OF REEDLEY CATEGORICAL EXEMPTION **ENVIRONMENTAL ASSESSMENT NO. EA-2015-10**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE PREPARATION OF **ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE 19 OF** THE STATE CEQA GUIDELINES.



APPLICANT:

City of Reedley

Community Development Department, Engineering Division

1733 Ninth Street

City of Reedley, California 93654

PROJECT LOCATION:

1,258 feet of West Stanley Avenue, between South Church Avenue and

South Frankwood Avenue. The project is in the Reedley City limits.

PROJECT DESCRIPTION: The City of Reedley will be reconstructing a street segment of West Stanley Avenue between South Church Avenue and South Frankwood Avenue, a distance of 1,258 feet. This section of roadway is one continuous block with no cross streets. The project will tie into the existing gutters at the end of the project limits. No utilities will be

impacted by the project.

This project is exempt under Section 15301 (Class 1/Existing Facilities) and Section 15302 (Class 2/Replacement or Reconstruction) of the California Environmental Quality Act (CEQA) Guidelines.

EXPLANATION:

Section 15301 (Class 1/Existing Facilities), exempts from the provisions of CEQA projects characterized as an addition of existing public facilities involving negligible or no expansion of an existing use, an example of which is an existing street.

Section 15302 (Class 2/Replacement or Reconstruction), exempts from the provisions of CEQA projects characterized as replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

The proposed project will involve the reconstruction of an existing facility (one street segment) that will not be expanded and will have substantially the same purpose and capacity as the structure replaced. which are exemptions characterized under Section 15301 (Class 1/Existing Facilities) and Section 15302 (Class 2/Replacement or Reconstruction) of the California Environmental Quality Act (CEQA) Guidelines.

Date: April 7, 2015

Submitted by:

Ellen Moore, Assistant Planner

City of Reedley

Community Development Department

(559) 637-4200 ext. 222

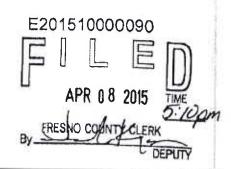
E201510000089

Lead Agency: CITY OF REEDLEY	Date:	04/08/2015
County Agency of Filing: FRESNO COUNTY CLERK	Document	No: E201510000089
Project Title: CATEGORICAL EXEMPTION ENVIRONMENTAL ASSESSMENT NO. EA-20	015-10	
Project Applicant Name: CITY OF REEDLEY	Phone Nun	hber: (559) 637-4200
Project Applicant Address: COMMUNITY DEVELOPMENT DEPARTMENT, ENGINEERIN	G DIVISIO	N, 1733 NINTH
Project Applicant: LOCAL PUBLIC AGENCY		
ADMINISTRATION FEE	\$	50.00
CATEGORICAL EXEMPTION	\$	0.00
Total Rece	ived \$	50.00
Signature and title of person receiving payment:	*	~

Lead Agency: CITY OF REEDLEY	Date:	04/08/2015
County Agency of Filing: FRESNO COUNTY CLERK	Document	No: E201510000089
Project Title: CATEGORICAL EXEMPTION ENVIRONMENTAL ASSESSMENT NO. EA-2	2015-10	
Project Applicant Name: CITY OF REEDLEY	Phone Nur	mber: (559) 637-4200
Project Applicant Address: COMMUNITY DEVELOPMENT DEPARTMENT, ENGINEERIN	G DIVISIO	ON, 1733 NINTH
Project Applicant: LOCAL PUBLIC AGENCY		
ADMINISTRATION FEE	\$	50.00
CATEGORICAL EXEMPTION	\$	0.00
Total Rece	eived \$	50.00
Signature and title of person receiving payment:	K-7.	~

CITY OF REEDLEY CATEGORICAL EXEMPTION ENVIRONMENTAL ASSESSMENT NO. EA-2015-11

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.



APPLICANT:

City of Reedley

Community Development Department, Engineering Division

1733 Ninth Street

City of Reedley, California 93654

PROJECT LOCATION:

695 feet of Early Avenue between Buttonwillow Avenue and Kady

Avenue. The project is within the Reedley City limits.

PROJECT DESCRIPTION:

The City of Reedley proposes to widen and reconstruct 695 feet of Early Avenue between Buttonwillow Avenue and Kady Avenue. Currently Early Avenue is only a half of a street within the project limits. The City will be reconstructing the existing structural section of Early Avenue and widening the roadway by 19 feet to provide a standard local City roadway of 40 feet in total. The scope of work also includes the following: constructing curb, gutter, and sidewalk on the south side of Early Avenue, removal and replacement of three existing handicap ramps to meet ADA requirements, installing a storm drain inlet, pipe, and manhole on the southwest corner of Early Avenue and Kady Avenue,

and removal of the existing valley gutter.

This project is exempt under Section 15301 (Class 1/Existing Facilities) and Section 15302 (Class 2/Replacement or Reconstruction) of the California Environmental Quality Act (CEQA) Guidelines.

EXPLANATION:

Section 15301 (Class 1/Existing Facilities), exempts from the provisions of CEQA projects characterized as an addition of existing public facilities involving negligible or no expansion of an existing use, an example of which is an existing street.

Section 15302 (Class 2/Replacement or Reconstruction), exempts from the provisions of CEQA projects characterized as replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

The proposed project will involve the widening of an existing facility (one street segment) by 19 feet that will have substantially the same purpose and capacity as the structure replaced, which are exemptions characterized under Section 15301 (Class 1/Existing Facilities) and Section 15302 (Class 2/Replacement or Reconstruction) of the California Environmental Quality Act (CEQA) Guidelines.

Date: April 8, 2015

Submitted by:

Ellen Moore, Assistant Planner

City of Reedley

Community Development Department

(559) 637-4200 ext. 222

E201510000090

Lead Agency: CITY OF REEDLEY	Date:	04/08/2015
County Agency of Filing: FRESNO COUNTY CLERK	Document No: E201510000090	
Project Title: CATAGORICAL EXEMPTION ENVIRONMENTAL ASSESSMENT NO. EA-2	015-11	
Project Applicant Name: CITY OF REEDLEY	Phone Num	ber: (559) 637-4200
Project Applicant Address: COMMUNITY DEVELOPMENT DEPARTMENT, ENGINEERING	DIVISION	I, 1733 NINTH
Project Applicant: LOCAL PUBLIC AGENCY		
ADMINISTRATION FEE	\$	50.00
CATEGORICAL EXEMPTION	\$	0.00
Total Rece	ived \$	50.00
Signature and title of person receiving payment:	٤	_

Lead Agency: CITY OF REEDLEY	Date:	04/08/2015
County Agency of Filing: FRESNO COUNTY CLERK	Document No: E201510000090	
Project Title: CATAGORICAL EXEMPTION ENVIRONMENTAL ASSESSMENT NO. EA-20)15-11	
Project Applicant Name: CITY OF REEDLEY	Phone Num	ber: (559) 637-4200
Project Applicant Address: COMMUNITY DEVELOPMENT DEPARTMENT, ENGINEERING	DIVISION	I, 1733 NINTH
Project Applicant: LOCAL PUBLIC AGENCY		
ADMINISTRATION FEE	\$	50.00
CATEGORICAL EXEMPTION	\$	0.00
Total Recei	ved \$	50.00
Signature and title of person receiving payment:	Κ-ι·	

NOTICE OF EXEMPTION

To: County Clerk
County of Fresno
2220 Tulare Street, 1st Floor
Fresno, CA 93721



THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

LEAD AGENCY:

City of Reedley 1733 Ninth Street Reedley, CA 93654

APPLICANT:

Hector Gonzalez 1640 Akers Way Dinuba, CA 93618

PROJECT TITLE:

Mariscos El Camaron Reedley Restaurant

Environmental Assessment No. 2017-4 for Conditional Use Permit

Application No. 2017-3

PROJECT LOCATION:

765 North Columbia Avenue, Reedley, CA 93654

Located on North Columbia Avenue, south of the intersection of East

11th Street and North Columbia Avenue

(APN: 370-094-19)

EXEMPT STATUS:

Categorical Exemption

PROJECT DESCRIPTION:

Conditional Use Permit Application No. 2017-3 pertains to the construction of a 2,231 square foot restaurant/bar with a 520 square foot covered entryway. The applicant is proposing to obtain a Type 47 ABC License (On-Sale Beer, Wine & Spirits for Eating Place). The proposed restaurant includes an outdoor dining/grill area and a small stage for live music and karaoke on weekends (Fri-Sun). The applicant is proposing a 2-hour firewall and sound-proofing insulation in the live music/karaoke room. The proposed project site includes 15 parking spaces. The project is considered an in-fill project and is consistent with the 2030 General Plan Community Commercial Planned Land Use Designation and the CC (Central and Community Commercial) zone district.

This project is exempt under Sections 15303 (Class 3/New Construction or Conversion of Small Structures) and 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

EXPLANATION:

Section 15303 (Class 3/New Construction or Conversion of Small Structures) of the CEQA Guidelines exempts projects that consist of construction of limited numbers of new, small facilities not exceeding 2,500 square feet in floor area that do not involve the use of significant amounts of hazardous substances. Section 15332 (In-Fill Development Projects) of the CEQA Guidelines exempts projects that are consistent with the General Plan and zoning; occur within the city limits on a site less than five acres; contain no habitat for endangered species; would not result in any significant effects relating to traffic, noise, air quality or water quality; and can be adequately served by all required utilities and public services.

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City of Reedley
Categorical Exemption
Environmental Assessment No. 2017-4
Conditional Use Permit Application No. 2017-3

The project site has a Community Commercial Planned Land Use Designation, the purpose of which is to provide commercial services and amenities to the community. The project occurs in the city limits of Reedley and is on an affected area that is less than five acres. Because the project site is in an urban area, there is no habitat for endangered species on the site. The project would be required to comply with general plan policies and mitigation measures addressed in the Reedley General Plan 2030 Program EIR (SCH# 2010031106), which would determine that the project would not result in any significant effects related to traffic, noise, air quality or water quality. The site can be adequately served by an 8" water line in North Columbia Avenue, an 8" sewer line in the alley adjacent to the site, and a 36" storm drain line in North Columbia Avenue.

The proposed project will involve the minor addition of an existing school facility, which is an exemption characterized under Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Date:

August 3, 2017

Submitted by:

Ellen Moore, Associate Planner

City of Reedley

Community Development Department

(559) 637-4200 ext. 222

NOTICE OF EXEMPTION

To: County Clerk
County of Fresno
2220 Tulare Street, 1st Floor
Fresno, CA 93721

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

LEAD AGENCY:

City of Reedley 1733 Ninth Street Reedley, CA 93654

APPLICANT:

Efrain Yanez

Yanez Construction 42931 Road 52 Reedley, CA 93654

PROJECT TITLE:

El Valle Apartments

Environmental Assessment No. 2017-6 for Conditional Use Permit

Application No. 2017-5

PROJECT LOCATION:

1290 East Dinuba Avenue, Reedley, CA 93654

Located on the northwest corner of East Dinuba Avenue and South

Hemlock Avenue (APN: 370-232-11)

EXEMPT STATUS:

Categorical Exemption

PROJECT DESCRIPTION:

Conditional Use Permit Application No. 2017-5 pertains to the construction of a 20-unit two-story apartment complex. Off-site improvements include constructing curb, gutter, and sidewalk along the southern, eastern, and northern property lines fronting on to East Lincoln Avenue, South Hemlock Avenue, and East Dinuba Avenue. The apartment complex is proposed to be accessible by vehicles and pedestrians from South Hemlock Avenue, a local residential street. The project is considered an in-fill project and is consistent with the 2030 High Density Residential Planned Land Use Designation, the RM-2 (Multi-Family Residential) zone district, and the Reedley Municipal Code Planned Unit Development standards.

This project is exempt under Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

EXPLANATION:

Section 15332 (In-Fill Development Projects) of the CEQA Guidelines exempts projects that are consistent with the General Plan and zoning; occur within the city limits on a site less than five acres; contain no habitat for endangered species; would not result in any significant effects relating to traffic, noise, air quality or water quality; and can be adequately served by all required utilities and public services.

The project site has a High Density Residential Planned Land Use Designation. The project occurs in the city limits of Reedley and is on a 0.86-acre site surrounded by urban uses. Because the project site is in an urban area, there is no habitat for endangered species on the site. The project would be required to comply with general

City of Reedley
Categorical Exemption
Environmental Assessment No. 2017-6
Conditional Use Permit Application No. 2017-5

plan policies and mitigation measures addressed in the Reedley General Plan 2030 Program EIR (SCH# 2010031106), which would determine that the project would not result in any significant effects related to traffic, noise, air quality or water quality. The site can be adequately served by an 8" water line in South Hemlock Avenue, a 6" sewer line in South Hemlock Avenue, and an 18" storm drain inlet in East Washington Avenue.

The proposed project will involve the construction of a 20-unit apartment complex on a 0.86-acre site, which is an exemption characterized under Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Date:

August 17, 2017

Submitted by:

Ellen Moore, Associate Planner City of Reedley

Community Development Department

(559) 637-4200 ext. 222

ATTACHMENT F

Other Supporting Documentation/Maps

- * Project Area Photos
- * Engineer's Estimate of Probable Cost



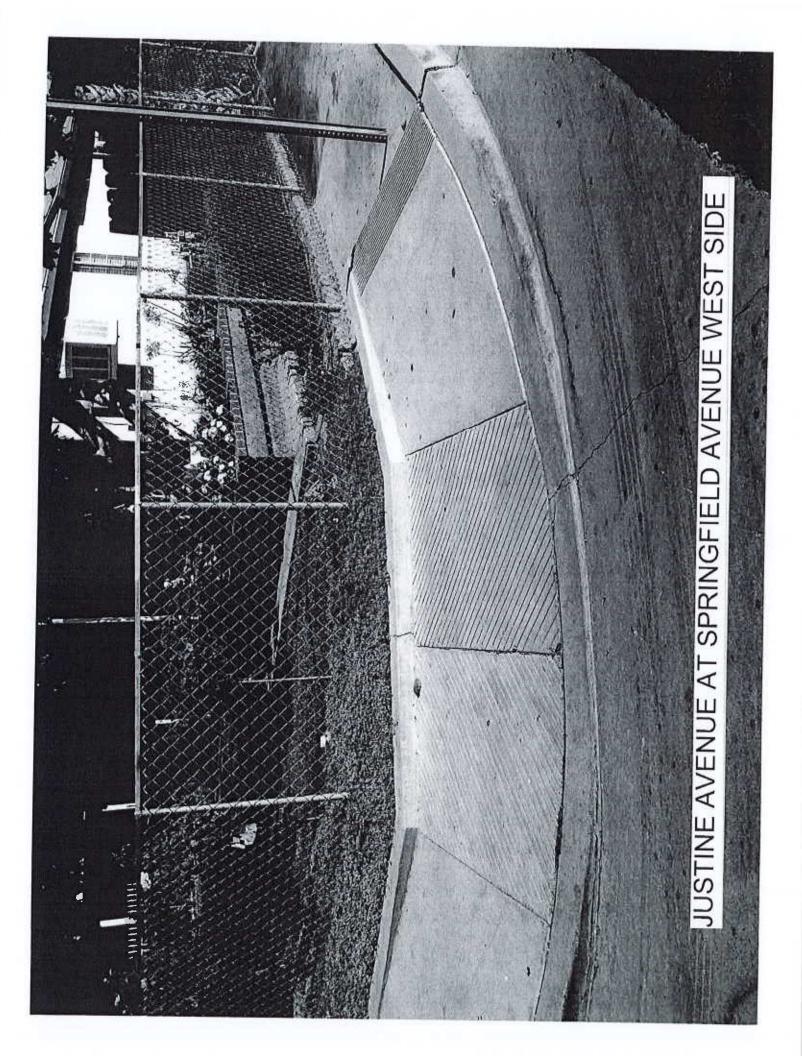
AERIAL OR PROJECT SITE

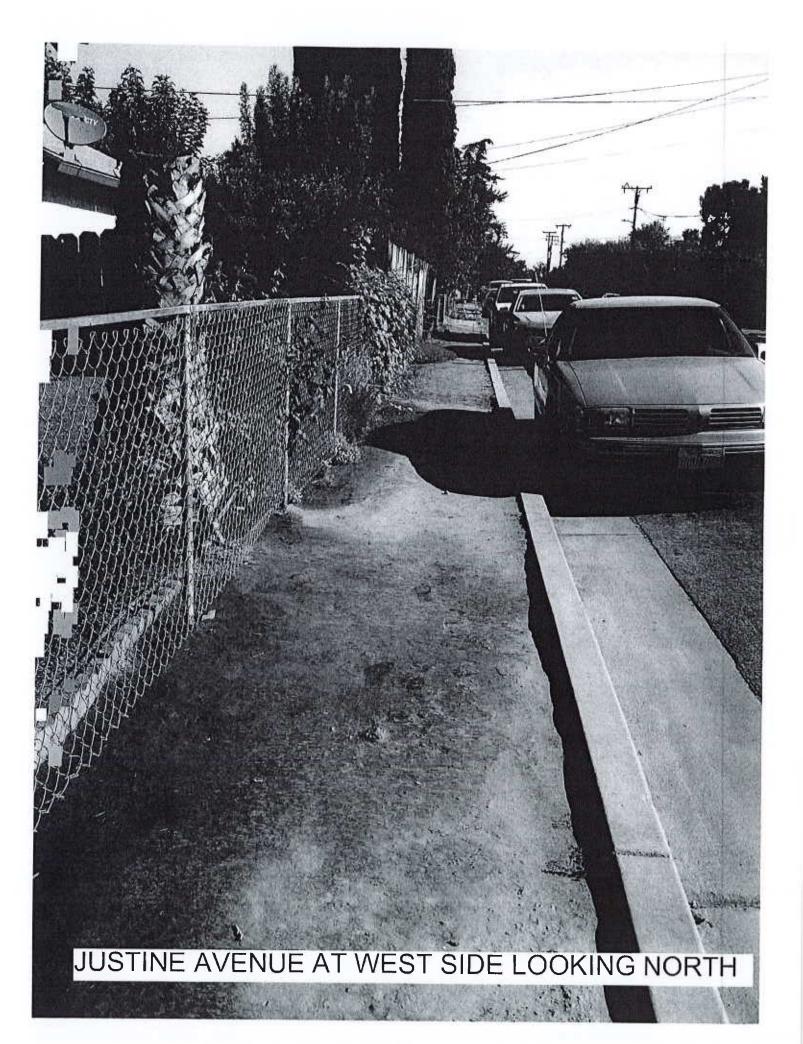
JUSTINE AND SUNSET AVENUE NORTH OF SPRINGFIELD AVENUE TO DEAD END

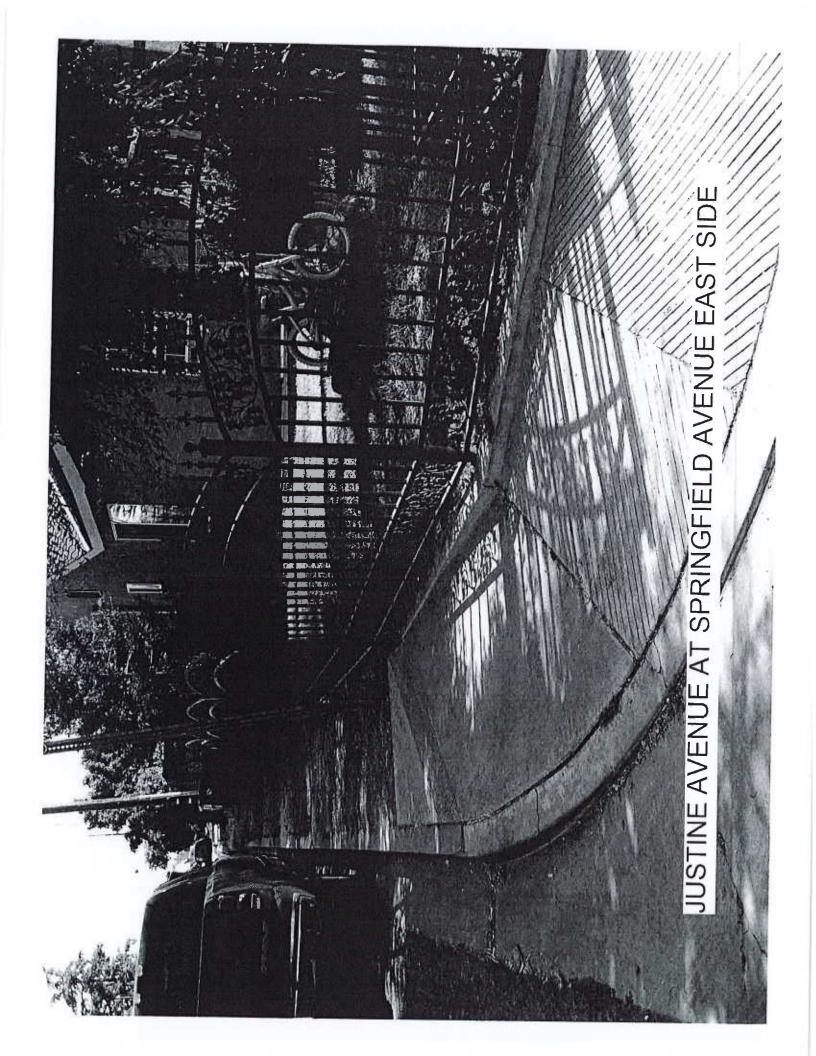


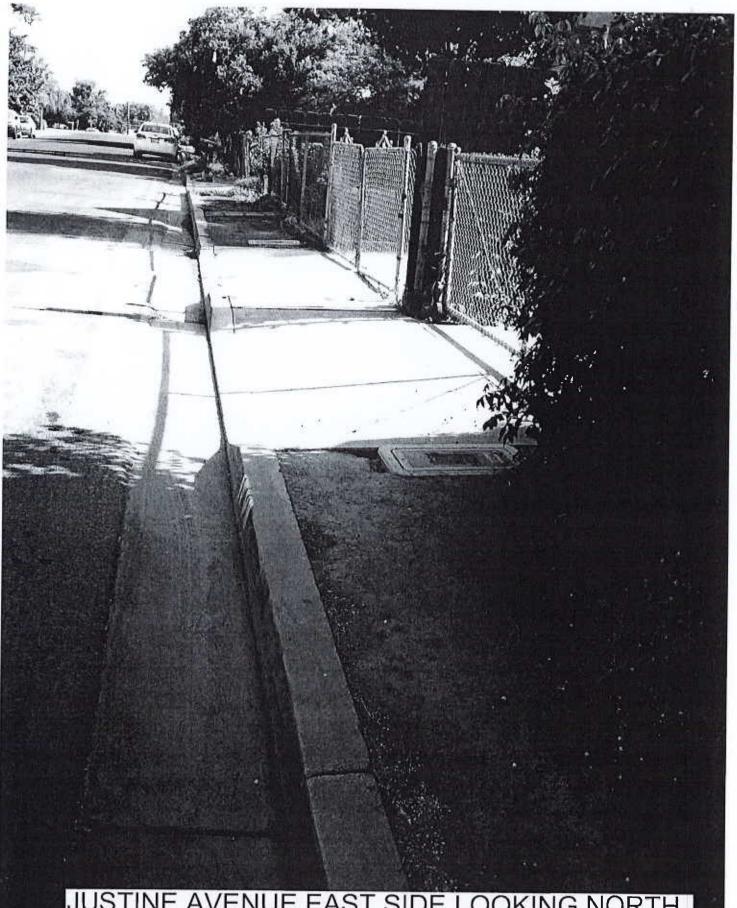
PREPARED BY:

CITY OF REEDLEY ENGINEERING DEPARTHENT 1735 NINTH STREET HEEDLEY CA 93654 DATE: JULY 23, 2018

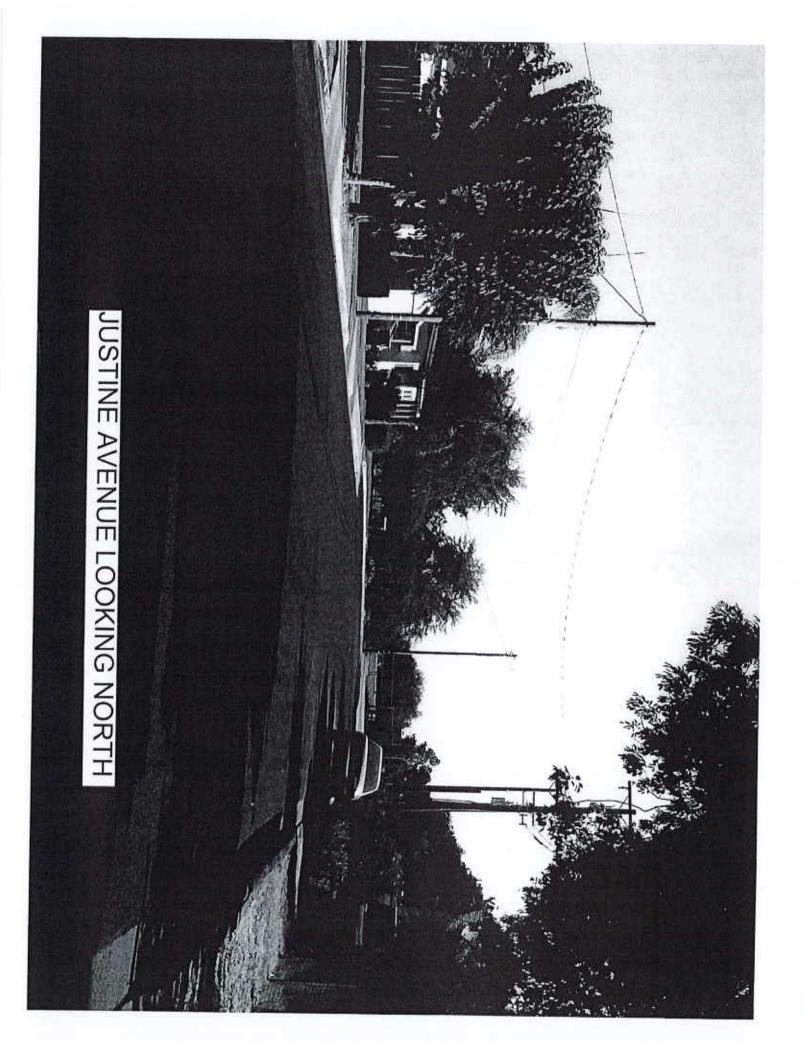


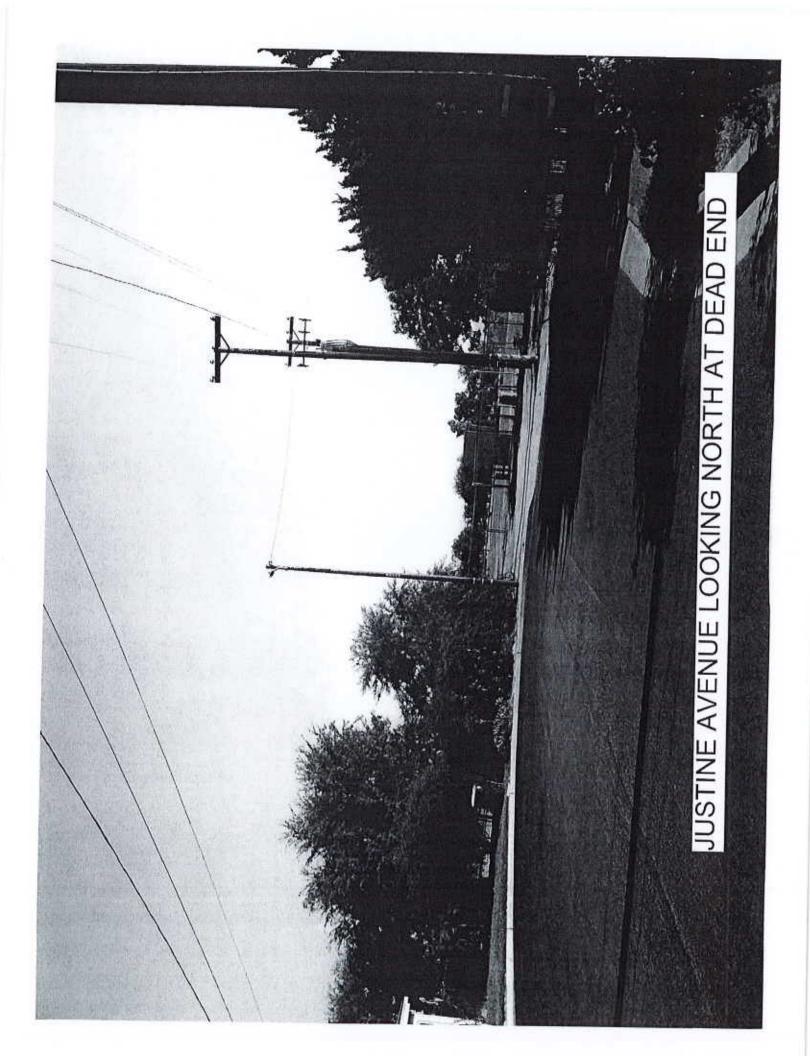


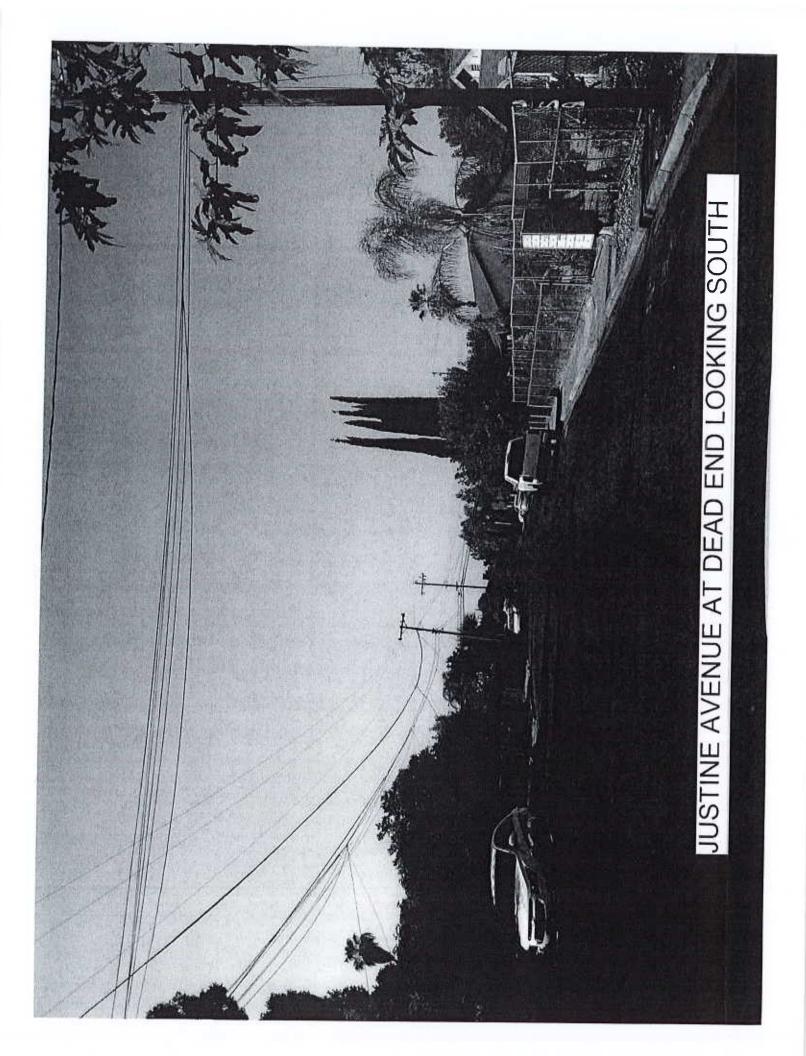


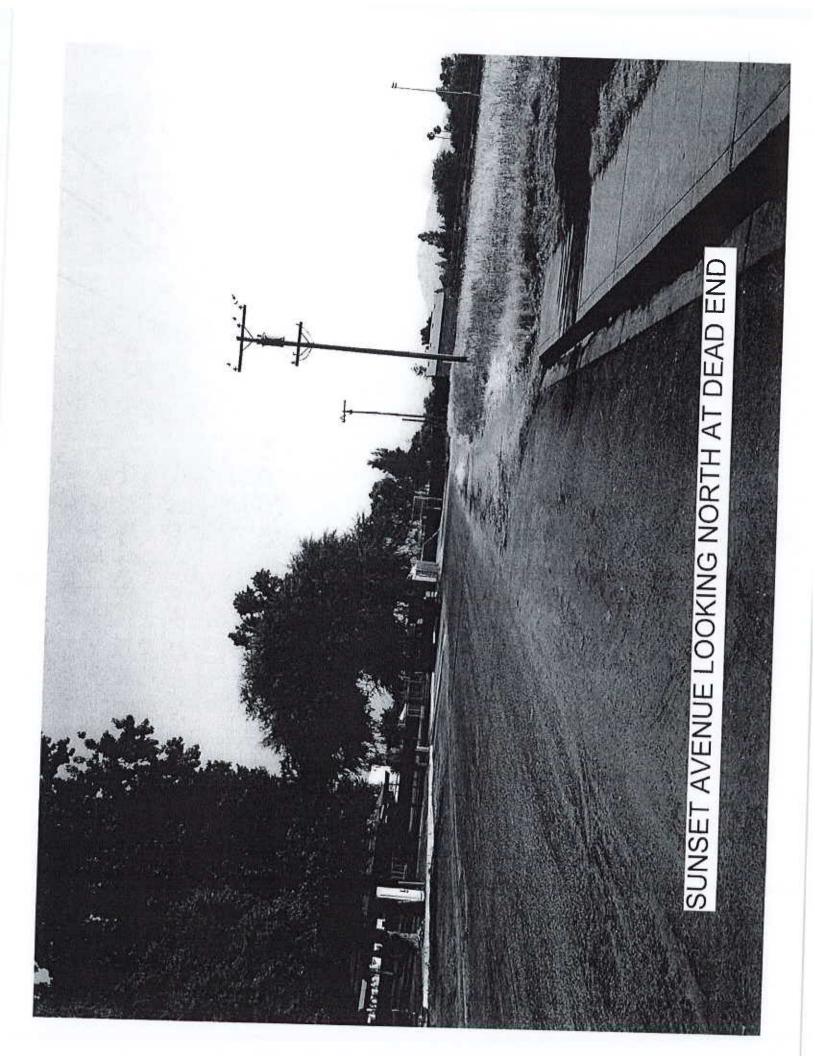


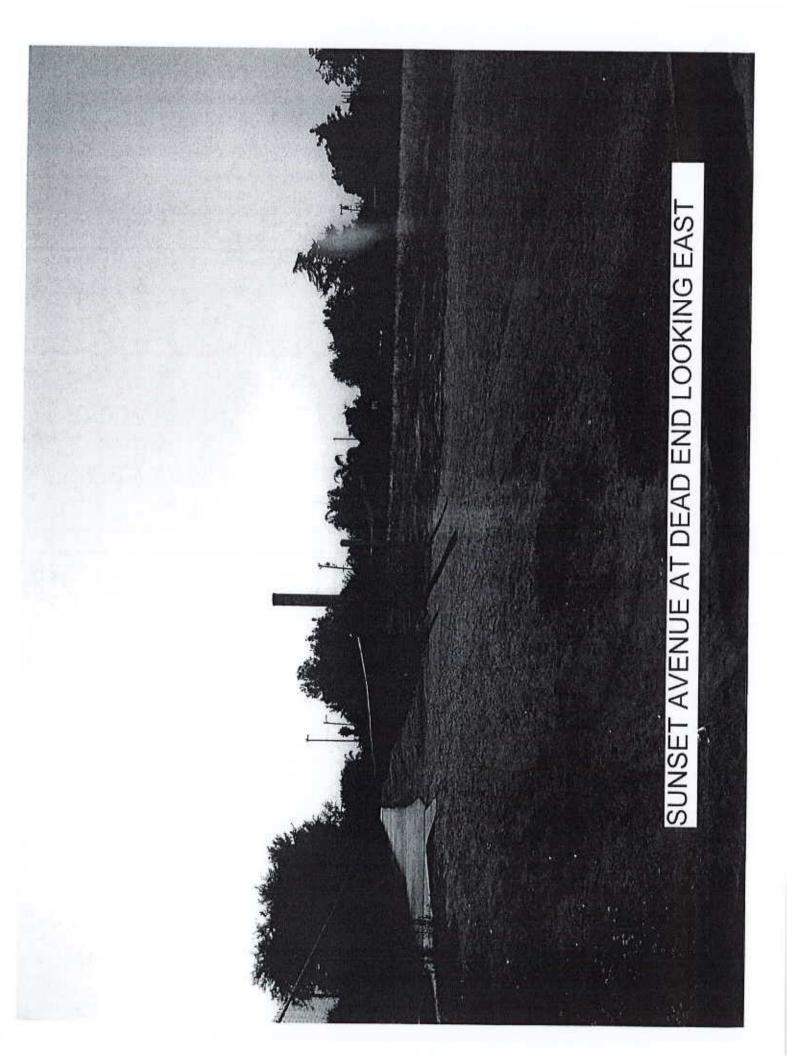
JUSTINE AVENUE EAST SIDE LOOKING NORTH

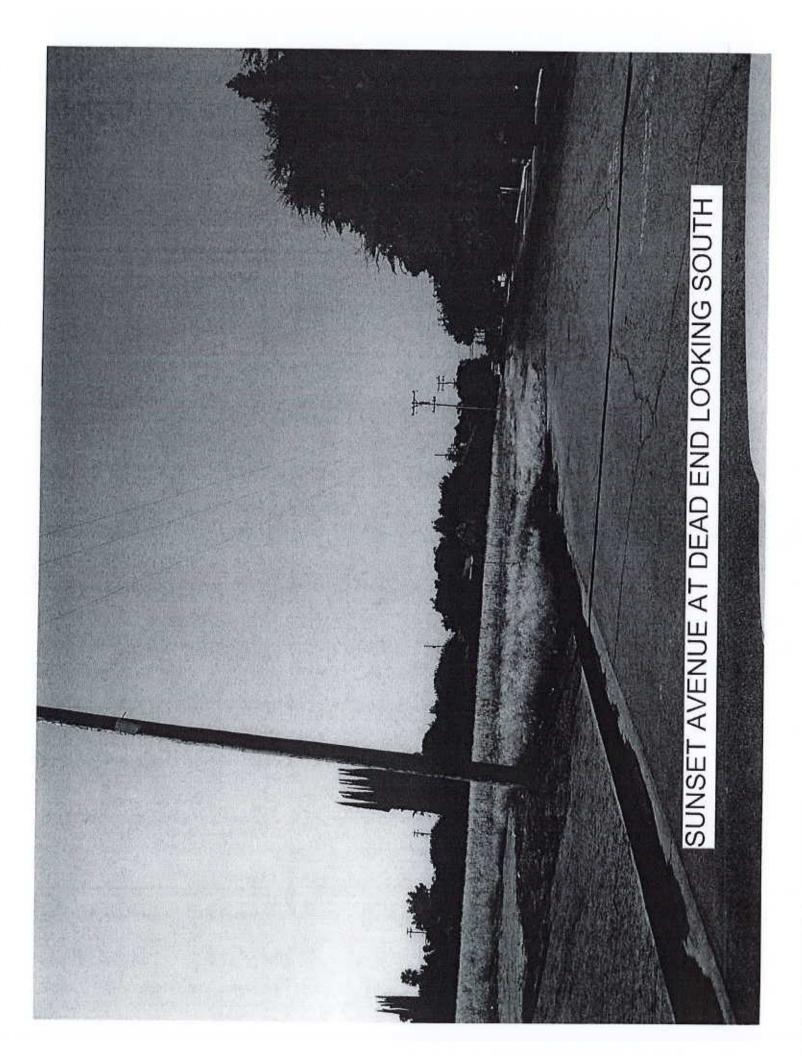


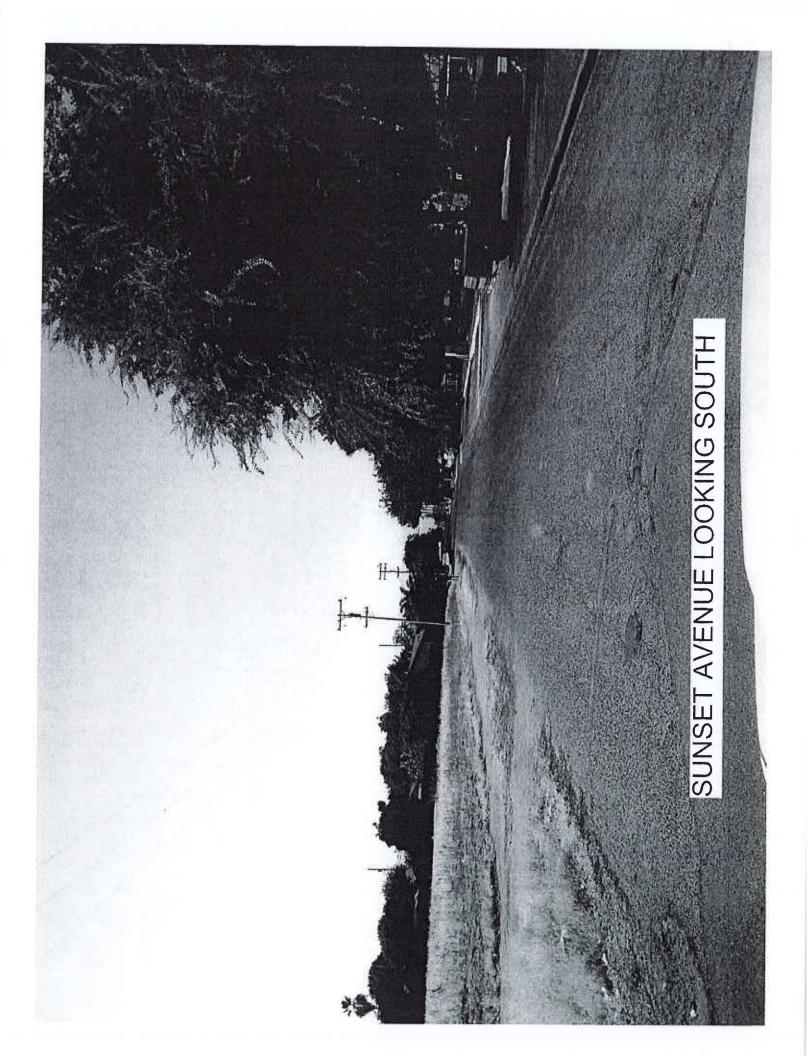


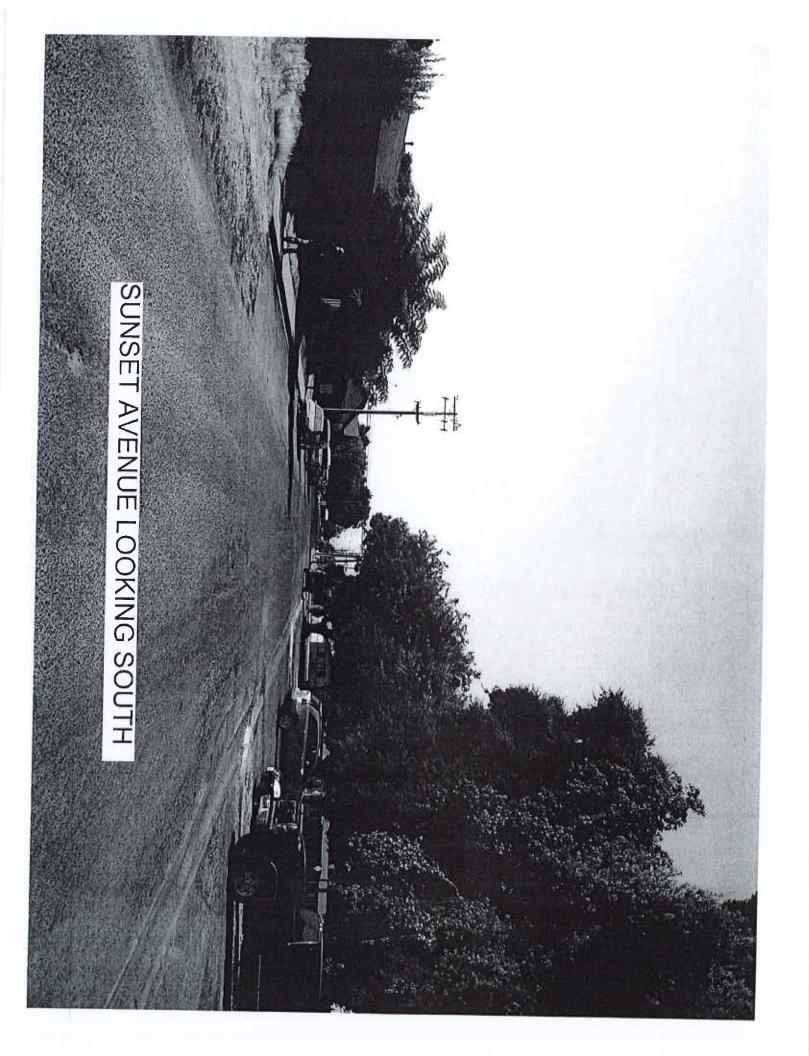












ity o	City of Reedley - Justine and Sunset Avenue Sidewalk	Sidewalk		Sunset Avenue Sidewalk	
Š.	Itam Description	Quantity Units	Units	Unit Cost	Cost
-	Mobilization	-	87	\$10,000.00	\$10,000,00
C4	Bonds and Insurance	+	LS.	\$7,000.00	\$7,000.00
m	Traffic Control		LS	\$6,000.00	\$6,000.00
4	Dust Control	-	ES.	\$3,000.00	\$3,000.00
'n	Clearing and Grubbing	-	LS	\$15,000.00	\$15,000,00
9	Roadway Excavation, Earthwork and Grading	72	ζ	\$31.00	\$2,232.00
7	Concrete Removal and Disposal	35	Š	\$260,00	\$9,100.00
00	Asphalt Concrete Removal and Disposal	ø	ઠ	\$30.00	\$180.00
cn	Hot Mix Asphal!	æ	Z.	\$92.00	\$4,968.00
19	Class 2 Aggregate Base	78	N.	\$31.00	\$2,418.00
÷	Grind and Remove Existing Asphalt Concrete (0.16' grind)	3,005	SY	\$4.30	\$12,920.03
12	Concrete Sidewalk	3,940	SF	\$7.50	\$29,550.00
13	Concrete Curb and Gutter	325	LF.	\$50.00	\$16,250.00
14	5' Concrete Ramp w/ Handraits	22	LF.	\$70.00	\$1,540,00
15	PCC Wheelchair Ramp	500	SF	\$15.00	\$7,500.00
16	Residential Drive Approach	1700	S.	\$8.00	\$13,600.00
11	Commercial Drive Approach	100	SF	\$11.00	\$1,100.00
18	HMA Plugs at Driveway Approaches	360	SF	\$8.00	\$2,880.00
13	Wood Fence Relocation	36	J.	\$40.00	\$1,400 00
8	Remove and Relocate Mailbox	2	EA	\$175.00	\$350.00
21	Maintain/Modify Existing Landscape Irrigation Facilities	+	rs	\$10,000.00	\$10,000.00
22	Proposed Street Light	4	EA	\$10,000.00	\$40,000.00
23	Pavement Markings	-	S)	\$2,200.00	\$2,200.00
				Subtotal for Items 1 - 23 =	\$199,188
			Č	Design Engineering (8%) =	\$15,935
				= (%) Simple Eligine Eligine (%)	CCS'C14

Total Cost for Construction \$250,977

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ATTACHMENT G

Other Activities

*** None ***

CITY OF REEDLEY CATEGORICAL EXEMPTION

ENVIRONMENTAL ASSESSMENT NO. 2014-001

FOR THE RECONSTRUCTION OF SUNSET AVENUE BETWEEN EAST MANNING AVENUE AND PONDEROSA AVENUE

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

APPLICANT:

City of Reedley

845 G Street

Reedley, CA 93654

PROJECT LOCATION:

660 lineal feet of Sunset Avenue, between East Manning Avenue and Ponderosa

Avenue

PROJECT DESCRIPTION:

The proposed project will involve the reconstruction of the 320 lineal-foot street segment of Sunset Avenue between East Manning Avenue and Palm Avenue, and the 340 lineal-foot street segment of Sunset Avenue between Palm Avenue and Ponderosa Avenue. The proposed project consists of the removal of existing asphalt concrete surfacing and excavation of approximately 6 inches of native material on Sunset Avenue between East Manning Avenue and Ponderosa Avenue. The 660 lineal feet of Sunset Avenue will then be reconstructed with approximately 2.5 inches of asphalt concrete surfacing and 6 inches of aggregate base over 6 inches of scarified and compacted native material.

This project is exempt under Section 15301 (Class 1/Existing Facilities) and Section 15302 (Class 2/Replacement or Reconstruction) of the California Environmental Quality Act (CEQA) Guidelines.

EXPLANATION:

Section 15301 (Class 1/Existing Facilities), exempts from the provisions of CEQA projects characterized as an addition of existing public facilities involving negligible or no expansion of an existing use, an example of which is an existing street.

Section 15302 (Class 2/Replacement or Reconstruction), exempts from the provisions of CEQA projects characterized as replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

The proposed project will involve the reconstruction of an existing facility (two street segments) that will not be expanded and will have substantially the same purpose and capacity as the structure replaced, which are exemptions characterized under Section 15301 (Class 1/Existing Facilities) and Section 15302 (Class 2/Replacement or Reconstruction) of the California Environmental Quality Act (CEQA) Guidelines

Date: February 11, 2014

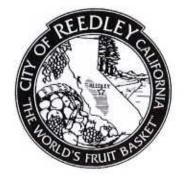
Submitted by:

Ellen Moore, Assistant Planner

City of Reedley, Community Development Department

1733 Ninth Street, Reedley, California 93654

(559) 637-4200 ext. 222



REEDLEY CITY COUNCIL

	Consent
\boxtimes	Regular Item
	Workshop
	ClosedSession
	Public Hearing

ITEM NO:	1
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DATE:

September 25, 2018

TITLE:

APPROVAL OF ITEMS PERTAINING TO A SUCCESSOR MEMORANDUM OF UNDERSTANDING WITH THE REEDLEY POLICE OFFICERS ASSOCIATION

A) APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE A TWO YEAR MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF REEDLEY AND THE REEDLEY POLICE OFFICERS ASSOCIATION

B) ADOPT RESOLUTION NO. 2018-075 OF THE CITY COUNCIL OF THE CITY OF REEDLEY ADOPTING MASTER SALARY TABLES FOR ALL EMPLOYEES OF THE CITY OF REEDLEY

SUBMITTED:

Paul A. Melikian, Assistant City Manager

APPROVED:

Nicole R. Zieba, City Manager

RECOMMENDATION

Staff recommends that the City Council approve and authorize the City Manager to execute a two year Memorandum of Understanding (MOU) between the City of Reedley (City) and the Reedley Police Officers Association (RPOA) for a period covering July 1, 2018 through June 30, 2020, and adopt Resolution No. 2018-075 revising the City Master Salary Tables to effectuate the terms of the MOU.

EXECUTIVE SUMMARY

Representatives from the City and RPOA have recently reached a tentative agreement on terms of a successor MOU covering the July 1, 2018 through June 30, 2020. A full final copy of the negotiated

BACKGROUND

The following items have been agreed upon through the collective bargaining process:

Article 1: Recognition

City will now recognize the Reedley Public Safety Employees Association as the Reedley Police Officers

Article 2: Term

The term of the successor MOU will be two years, ending June 30, 2020.

Article 9: Physical Standards Program

The intent of the Health and Physical Fitness Maintenance program is to promote employee health and wellness for every sworn employee. Under the new MOU, the compensation for the two top levels of achievement will increase from \$200 to \$500 for the Gold level, and from \$150 to \$300 for the Silver

level. Employees who pass the physical fitness test on the first attempt at the Bronze level will continue to be paid a lump sum of \$100.00. Currently, employees who pass the physical fitness test on the first attempt at the Gold level have their choice of the lump sum payment or ten (10) hours of paid leave "Fit Time". An existing requirement that the 10 hours of paid leave "Fit Time" must be taken consecutively will be removed in the new MOU; however the requirement that Fit Time hours must be used within twelve (12) months of receipt will remain.

Article 10: Hours of Work & Take Home Vehicles

All RPOA members will now be granted a 30 minute on-duty meal period. Currently, a handful of employees (primarily support staff) are excluded from an on-duty meal period.

At the discretion and pre-authorization of the Chief of Police or designee, employees currently may be allowed, on a case-by-case basis, to take a City vehicle to their residences for purposes including, but not limited to transportation of arrestee(s) to County jail, or out of town training. The new MOU will add "Sworn employees who live within City limits" to the list of eligible purposes to take a City vehicle home. This modification is minimal cost to the City and impact to the department, and a benefit to those sworn employees living within City limits.

Article 11: Overtime

Compensatory time off (CTO) is accrued in lieu of an employee receiving overtime pay. All full-time hourly City employees are eligible to accrue CTO. For the 2018-20 MOU, the CTO accrual limit for RPOA members shall be increased from 80 to 120 hours as an additional benefit to the members.

Article 12: Minimum Call Back/Court Time Pay

The minimum call back time for regular scheduled shift day shall be increased from a minimum of two hours work or two hours' time, to four hours work or four hours' time, to match the minimum hours already in place for call backs on a regular scheduled day off.

Article 17: Vacation Buy-Back

The minimum balance that must remain after a vacation buy-back shall be decreased from 160 hours to 120 hours. This is consistent with the recent revisions to the buy-back benefit for General Services Unit (Local 39) and unrepresented employees, and potentially allows newer employees with lower vacation accrual levels to participate. RPOA employees, like all other full-time City employees, remain limited to 40 hours of buy-back in a fiscal year.

Article 18: Sick Leave

Consistent with the General Services (Local 39) unit, probationary employees shall now be allowed to use accrued sick leave. In addition, existing language concerning temporary and part-time employees shall be removed from the MOU as State law currently makes this provision invalid and the MOU only covers full-time employees.

Article 20: Uniform Allowance

In the second year of the Agreement, the City will begin paying the existing uniform allowance in equal pay period installments instead of the existing practice of paying it out annually, with no change to uniform allowance amounts. The annual uniform allowance is \$1,000 for sworn positions and \$800 for non-sworn positions.

Article 21: Health Coverage (Life Insurance Coverage)

Group life insurance coverage shall be increased from \$25,000 to \$50,000 for all members in the second year of the Agreement, effective July 1, 2019. This is consistent with life insurance coverage increases granted to General Services Unit (Local 39) members and Unrepresented staff. As of July 1, 2019, all full-time City employees will have \$50,000 group life insurance coverage.

Master Salary Table

The Police Sergeant classification will be granted a 2.50% increase in the pay range, effective July 1, 2019. The Police Records Specialist classification will move from Range 34-P to 36-P in the Master Salary Table, representing a 5.0% increase in the pay range, effective October 1, 2018. There are currently two Records Specialist positions in the Police Department.

Article 22: Salaries

All RPOA members will receive a 1.0% cost-of-living adjustment (COLA) for FY 2018-19 and a 1.0% COLA for FY 2019-20, effective July 1st of each year of the Agreement.

FISCAL IMPACT

The annual cost of the 1.0% COLA for the FY 2018-19 year will be approximately \$30,000. The cost of the 1.0% COLA for FY 2019-20 will be nominally higher, however this cost will be accounted for in next year's budget. City staff had assumed the cost of the 2.0% stipend (\$42,193.24) in the current year's budget as it was the higher cost of the two options that were presented to the RPOA negotiating team. Since the 1.0% COLA was chosen, the October 1, 2018 salary increase for the two Records Specialist positions and remainder of benefit enhancements can be covered within existing appropriations. The additional cost of increasing the group life insurance coverage is expected to be approximately \$2,500 annually in the second year of the Agreement. The remainder of benefit enhancements that would go into effect this fiscal year will have a negligible ongoing impact on City operating funds.

ATTACHMENT

Reedley Police Officers Association MOU 2018-2020

CITY OF REEDLEY



MEMORANDUM OF UNDERSTANDING

REEDLEY POLICE OFFICERS ASSOCIATION

JULY 1, 2018 - JUNE 30, 2020

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CITY OF REEDLEY

MEMORANDUM OF UNDERSTANDING

LAW ENFORCEMENT UNIT

JULY 1, 2018 – JUNE 30, 2020

1. <u>RECOGNITION:</u>

As provided in City of Reedley (hereinafter "City") Resolution No. 3013 dated February 7, 1978, City recognized the Reedley Public Safety Employees Association (hereinafter "Association") as the representative of the employees in the Law Enforcement Unit (hereinafter "Unit"). Effective July 1, 2018, the City recognizes Reedley Police Officers Association as the successor entity to the Reedley Public Safety Employees Association, which consists of the following classifications:

Police Sergeant

Police Corporal

Police Officer

Police Community Service Officer

Police Senior Community Service Officer

Police Dispatcher I

Police Dispatcher II

Police Animal/Environmental Control Officer

Police Records/Communications Supervisor

Police Records Specialist

2. TERM:

The term of this agreement shall commence July 1, 2018 and shall remain in effect until June 30, 2020, and also from year to year thereafter unless and until one of the parties fulfills the condition of Section 3, RENEGOTIATIONS.

3. RENEGOTIATIONS:

In the event either party to this agreement desires to negotiate a successor agreement, such party shall serve upon the other its written request to begin negotiations as well as its full and entire written

proposals for a new agreement by March 15, of any contract year, or any year, in which event meeting and conferring shall commence no later than April 15 of that year.

4. <u>PAYDAYS</u>:

Employees shall be paid bi-weekly on Friday for regular hours of work.

5. PROFESSIONAL DEVELOPMENT PROGRAM FOR SWORN EMPLOYEES:

PURPOSE: The purpose of the CITY OF REEDLEY Police Department Professional Development Program is to increase and maintain high levels of professionalism among Police Officers in order to attain a superior quality of Police service for the community and to better equip individual Police Officers for handling complex and difficult social and community problems characteristic of modern society. Thus, the program is intended to more effectively to prepare both new recruits and experienced officers to cope with the changing role of the Police Officer in today's community through broadening his/her educational background and exposure.

GENERAL PROVISIONS: Upon receiving a degree and/or an appropriate level certificate issued by the California Commission on Peace Officers' Standards and Training (POST), a salary increase based on the included schedule will be permanently added to the Officer's base pay. In order to receive the Educational Incentive, an officer must have satisfactorily complete appropriate course requirements with a grade average of "C" or better.

ELIGIBILITY REQUIREMENTS: To be eligible for participation in the program, Police Officers must have met the following requirements.

- 1. Satisfactorily completed the entry-level probationary period and have attained regular status
 - a. Lateral officers with a minimum of 2 years of experience will be considered eligible upon satisfactorily completion of the FTO program.
- 2. Each Police Officer must be classified as a Police Officer, Police Corporal, or Police Sergeant.
- The Police Officer must have received a degree from an accredited college or university and have been in a program which leads to an Associate or Bachelor's degree in a subject area approved by the Police Chief and City Manager.

POST Intermediate Certificate or A.A. Degree	4%
POST Advanced Certificate or B.A/B.S.	470
POST Advanced Certificate of B.A/B.S.	7%
POST Advanced Certificate and B.A./B.S.	10%

The incentive pays specified above are designed to increase in increments of 3% and do not compound.

RESPONSIBILITY and DUTIES: Each Officer participating in the program is responsible for informing the Chief of Police and the City Manager of his degrees and/or certificates from POST. Officers are responsible to handle all matters pertaining to the college or university and are required to have academic transcripts and records of achievements submitted through the Police Chief. If official transcripts, POST certificate or diploma are received by the City within 90 days of the end of the semester or POST certification program, the Educational Incentive will be retroactive to the first of the month following the end of the semester or POST certification program. If official transcripts, POST certificate or diploma are received by the City after 90 days from the end of the semester or POST certification program, the Educational Incentive will be effective the first day of the pay period following the receipt of the transcripts, POST Certificate or diploma.

6. <u>DEVELOPMENT PROGRAM FOR PROFESSIONAL STAFF EMPLOYEES</u>

GENERAL PROVISIONS: Upon receiving a degree, a salary increase based on the included schedule will be permanently added to the employee's base pay. In order to receive the Educational Incentive, an employee must have satisfactorily complete appropriate course requirements with a grade average of "C" or better.

ELIGIBILITY REQUIREMENTS: To be eligible for participation in the program, Professional Staff employees must have met the following requirements.

- 1. Satisfactorily completed the entry-level probationary period and have attained regular status
- Each employee must be classified as Police Community Service Officer, Police Dispatcher, Police Animal Control Officer, or Police Records Specialist.
- 3. The employee must have received a degree from an accredited college or university and have been in a program which leads to an Associate or Bachelor's degree in a subject area approved by the Police Chief and City Manager.

Associate of Arts on Associate CC:	
Associate of Arts or Associate of Science Degree	4%
Bachelor of Arts or Bachelor of Science Degree	7%

The incentive pays specified above are designed to increase in increments of 3% and do not compound. If official transcripts or diploma are received by the City within 90 days of the end of the semester, the Educational Incentive will be retroactive to the first of the month following the end of the semester. If official transcripts or diploma are received by the City after 90 days from the end of the semester, the Educational Incentive will be effective the first day of the pay period following the receipt of the transcripts or diploma.

7. RESIDENCY:

The City's residency requirement for Sworn Personnel shall be (1) hour response time as provided in the City's Resolution on Residency.

8. ORGANIZATIONAL SECURITY:

- a. Neither the City nor the Association shall discriminate (except as allowed by law) against employees because of race, sex, color, handicap, creed or national origin. Neither the City nor the Association shall unlawfully interfere with, intimidate, restrain, coerce, or discriminate against any employee in his/her free choice to participate or join, or refuse to participate or join, in the Association's lawful activities.
- b. The Association has the right to represent its members before the City Council or advisory boards or commissions with regard to the enforcement of the wages, hours and working conditions or other matters within the scope of representation covered by this Agreement.
- c. The City agrees that up to two (2) sworn employee representatives of the Association and one (1) from the non-sworn, no more than three overall are entitled to reasonable time off without loss of compensation or other benefits when meeting and conferring with management representatives on matters of employee/employer relations, or when engaged in activities that the parties mutually agree are in the shared interest of more harmonious relations on matters within the scope of representation.
- d. The City agrees to deduct Association dues for employees covered by this agreement when authorized in writing by the individual employee concerned on forms acceptable to the City. It is further understood and agreed that the City shall not be required to deduct said dues or remit same to Association when any employee covered by this agreement requests in writing that City cease such deductions.

It is also agreed that the Association shall indemnify and hold the City harmless against any and all claims, demands, suits, or other forms of liability that shall arise out of or by reason of action taken or not taken by the City for the purpose of complying with the provisions of this Section. It is

further agreed and understood by the parties that dues deduction privileges as set forth in this article may be revoked by the City if the provisions of Section 25, PEACEFUL PERFORMANCE, are violated by the Association.

e. A bulletin board, of the size of 3 feet by 4 feet, or less, may be established and maintained by the Association at Association expense, at a mutually agreed upon location. The Association must keep said bulletin board in a neat and orderly appearance. It shall be maintained for the posting of only the following types of notices:

Association recreational and social activities;

Association elections;

Association appointments and results of Association elections; and

Association meetings.

All material posted on said bulletin board must (1) contain the date of posting, (2) contain the identity of the organization responsible for the posting, and (3) be removed within 31 calendar days of posting (except that material listing the names and telephone number of P.O.R.A.C. (Police Officers Research Association of California) and/or that material explaining available employee benefits need not be removed within said 31 day period).

The City shall not be responsible for maintaining or constructing said bulletin board. The City shall be held harmless by the Association and shall be indemnified by the Association for any liability incurred as a result of any physical or personal damage sustained by anyone due to either the condition and/or location of the board, or the contents of any publication placed thereon.

If the City objects to any posted material which is claimed to be inconsistent with the agreement, it shall notify the Association to remove the material within twenty-four hours. In the event the matter cannot be resolved between the City and the Association within this period, the material will be removed and a grievance may be taken directly to Level Four of the grievance procedure.

It is further agreed and understood by the parties that the above bulletin board privileges, as set forth in this Section, may be revoked by the City if the provisions of Section 25, PEACEFUL PERFORMANCE, are violated by the Association.

- f. The Association may use City facilities for Association activities in accordance with City rules and regulations, provided that appropriate advance arrangements are made. It is understood that the granting of such use may be conditioned upon appropriate charges to offset the costs of such use.
- g. The City shall make copies of the City Council agenda and related material available to the Association on the same terms as apply to the public in general.

h. Upon reasonable advance request to the Chief of Police or the City Manager, reasonable access to employee work locations will be allowed officially designated Association representatives for the purpose of processing grievances or contracting members of the association concerning other lawful business within the scope of representation. Such access shall not be used to conduct solicitation for membership or other internal organizational business. Access shall be restricted so as not to interfere with the work or the normal operations of the department or with established safety or security requirements.

9. PHYSICAL STANDARDS PROGRAM:

HEALTH AND PHYSICAL FITNESS MAINTENANCE PURPOSE: Improved physical fitness should increase employee's health and longevity, boost energy levels, reduce the use of sick leave and medical services, and generally benefit all parties concerned. Accordingly, the City and the Association agree that it is the intent of the Health and Physical Fitness Maintenance program to promote employee health and wellness and that every sworn employee covered by this MOU should maintain at least the minimum physical standards described herein. Failure to meet health standards or otherwise maintain physical fitness in order to undertake the duties of the position held will result in disciplinary action, up to and/or including termination.

SUBJECTS FOR TESTING: The physical fitness testing will cover four areas:

- 1. Cardiovascular
- 2. Strength
- 3. Flexibility
- 4. Body Composition

TESTING PROCEDURE AND SCORING: An ongoing Joint Committee shall be established to: study methods of testing physical fitness and the frequency of such testing (not less than annually); determine specifically how fitness shall be measured in Reedley; and devise a scoring system which sets minimum health and fitness standards.

1. The Committee will be comprised of a total of three current Reedley Police Department employees; two (2) designated by RPOA and one (1) designated by the Police Chief. At least one of the RPOA designated members will have successfully completed the fitness test in the last two years.

Scoring standards must recognize that an individual may achieve overall physical fitness even though

he or she may fail to achieve a "passing" score in one particular area (or areas). Scoring standards should also be adjusted for age, sex, and, possibly, for other relevant factors. The parties agree that, unless the Committee decides otherwise, the City shall adopt the California Peace Officers Standards & Training Physical Fitness Program (1993) standard of scoring fitness

EXEMPLARY PHYSCIAL FITNESS: Employees who pass the physical fitness test on the first attempt at the Gold Level shall have their choice of a lump sum of \$500.00 or ten (10) hours of paid leave "Fit Time". Employees who pass the physical fitness test on the first attempt at the Silver Level will be paid a lump sum of \$300.00. Employees who pass the physical fitness test on the first attempt at the Bronze Level will be paid a lump sum of \$100.00.

• Fit Time hours must be used within twelve (12) months of receipt or the hours will be deleted. Request for use of Fit Time are subject to review and approval by the employee's supervisor.

10. HOURS OF WORK:

- a. The normal working schedule for full-time employees shall be ten (10) hours per day or forty (40) hours per week, or may be twelve (12) hours per day, three (3) days per week with one additional eight (8) hour make up day within the pay period, or other time accumulated during the pay week as defined by the City of Reedley to equal, forty (40) hours per pay week or eighty (80) hours in the pay period as determined by the Chief of Police and/or by the City Manager. The Chief of Police reserves the right to modify, change or adjust the schedule to a eight (8) hour a day five (5) day a week schedule in the event of an emergency or similar circumstances when staffing levels fall below certain levels that make it impossible to work the above shifts without consuming excessive amounts of overtime. Management will make every effort to maintain the 4/10 or 3/12 schedule and attempt to utilize available personnel resources within reason prior to reverting to a 5/8 schedule. The Chief of Police will make every effort to provide 14 days, or the equivalent of one pay period notice when a change from one schedule to another is expected to take place.
- b. Scheduling Change Notification Members will be notified of any change as to the <u>start time</u> of their shift within 7 days of the change otherwise 4 hours, or the equivalent of off duty call-back time, of the shift will be paid at the overtime rate. There are some exceptions to this such as sick calls, emergencies, and family emergencies that do not allow for this time to be adhered to by management. This change will require a strict adherence to the department policy regarding requests for time off. Members understand that no time off for more than two (2) days will be approved if submitted less than 15 days in advance. However, the Chief of Police or designee may approve time off if submitted less than 15 days in advance.

- c. All represented employees are granted up to thirty (30) minutes per shift for lunch, said time which will be considered on duty and paid. Failure to receive a paid lunch period due to service demands shall not result in overtime compensation.
- d. At the discretion and pre-authorization of the Chief of Police or designee, employees may be allowed, on a case-by-case basis, to take a City vehicle to their residences for purposes including, but not limited to:
 - 1. Transportation of arrestee(s) to County jail
 - 2. Out of town training
 - 3. Sworn employees who live within city limits

11. OVERTIME:

All authorized time worked in excess of forty (40) hours per scheduled work shift shall be compensated at the rate of one and one-half (1½) times the employee's regular base hourly rate of pay, in accordance with the Federal Labor Standards Act. All paid leave time shall be considered as time worked for the purpose of this section. Overtime shall be computed to the nearest half hour. At the request of any employee eligible for overtime pay, the Chief of Police may provide that, in lieu of cash payment for any overtime, the employee may be allowed time off with pay at the rate of one and one-half (1½) hours for each hour of overtime worked. Any such time off shall be taken at a time mutually agreed upon by the employee and the Chief of Police. Employees may accrue up to one hundred twenty (120) hours at any one time.

12. MINIMUM CALL BACK/COURT TIME PAY:

An employee who:

- a. Is called back to work from home after completing his/her regular scheduled shift (plus overtime, if applicable); or
- b. Reports to an authorized Court appearance during a time-period defined in a., above, shall be assigned a minimum of four (4) hours work or four (4) hours of time, to be compensated as otherwise provided in this agreement.

An employee who is called back to work on his/her regular scheduled day off; or reports to an authorized Court appearance on his/her regular scheduled day off shall be assigned a minimum of four (4) hours work or four (4) hours of time, to be compensated as otherwise provided in this agreement.

An employee who is called back to work while on his/her previously scheduled vacation or compensatory time off (CTO) shall not have any vacation hours or CTO hours deducted for the day, or any portion thereof, upon which he/she was directed to be at work.

13. <u>BILINGUAL INCENTIVE PAY:</u>

An employee who demonstrates, to the satisfaction of the Chief of Police, that he/she possesses and retains skills necessary to communicate orally, as determined by the Chief of Police to be regularly useful to the Reedley Police Department, shall be compensated in the amount of seventy (\$70) dollars per month. An employee who demonstrates, to the satisfaction of the Chief of Police, that he/she possesses and retains skills necessary to translate and communicate, both orally and in writing, in a non-English language determined by the Chief of Police to be regularly useful to the Reedley Police Department, shall receive incentive pay of eighty five (\$85) dollars per month.

14. SPECIALTY PAY:

- a. Sworn employees while actively assigned by the Police Chief to Detective, Detective Sergeant, School Resource Officer, Motor Officer, or K-9 Officer positions shall receive Specialty Pay of an additional Five percent (5.0%) per month compensation beyond their regular base salary as set forth in the salary resolution adopted by the City Council. The only instance where Police Sergeants shall be eligible for Specialty Pay is when assigned to the position of Detective Sergeant. Only one Sergeant may receive Specialty Pay for assignment as Detective Sergeant.
- b. Sworn employees designated and assigned by the Police Chief as Field Training Officer and only while actively training a recruit or on assignment as an Officer in Charge shall receive Specialty Pay of an additional five percent (5%) per hour compensation beyond their regular base salary as set forth in the salary resolution adopted by the City Council. Sergeants shall not be eligible for this Specialty Pay.
- c. Non-Sworn employees assigned by the Chief of Police to the Victim Services Unit and Crime Scene Investigation shall receive Specialty Pay of an additional five percent (5.0%) per month compensation beyond their regular base salary as set forth in the salary resolution adopted by the City Council. No more than one (1) non-sworn employee may receive this Specialty Pay when assigned to the Victim Services Unit.
- d. Non-Sworn employees assigned by the Chief of Police to serve as a Communications Training Officer (CTO) shall receive Specialty Pay of an additional five percent (5.0%) for each hour

they are actively training a new Dispatcher. This will be an hour for hour incentive, only paid if a CTO is actively training.

- e. Employees on a leave of absence, with or without pay, in excess of 90 days, shall have their specialty pay temporarily suspended until such time as they return to work in an active work status. For the purposes of this section only, a leave of absence shall be defined as a leave for any reason, extending beyond 90 calendar days, including discretionary leave for non-FMLA-CFRA-PDL situations.
- f. Sworn employees shall receive Court Standby pay in the amount of \$1,000 to be paid once annually on the first regular pay date in December.
- g. Non-Sworn employees shall receive Court Standby pay in the amount of \$500 to be paid once annually on the first regular pay date in December.

15. LEGAL HOLIDAYS:

Legal holidays to be observed by employees unless such employees are required to be on duty are:

New Year's Day, January 1;

Washington's Birthday, third Monday in February;

Memorial Day, last Monday in May;

Independence Day, July 4;

Labor Day, first Monday in September;

Veteran's Day, November 11;

Thanksgiving Day, fourth Thursday in November;

Christmas Day, December 25;

Two (2) floating holidays per fiscal year which must be requested thirty (30) days in advance and are subject to approval by the Chief of Police, the parties expressly recognizing that one (1) of these floating holidays is in lieu of Martin Luther King's observance day;

Employee's Birthday.

An employee is entitled to the observance of his/her Birthday as a holiday. The holiday may be taken at any time in the calendar year when work requirements of the department permit.

If a holiday falls on an employee's regularly scheduled work day, and he/she is required to work, he/she shall be entitled to his/her regular pay plus holiday pay computed pursuant to Section 13, OVERTIME, or time off in lieu thereof, or credited with equal additional vacation leave, this determination to be made by the Chief of Police.

If a holiday falls on an employee's regularly scheduled day off, and he/she does not work he/she shall be entitled to regular pay for the pay for that day, or time off in lieu thereof, or credited with equal additional vacation leave, this determination to be made by the Chief of Police.

"Holiday hours" shall be paid for "holiday hours" actually worked; for example, if an officer works six (6) hours on the holiday and takes two (2) hours off, he/she shall receive holiday pay at 2½ times straight pay for the six (6) hours worked, and shall receive straight pay for the two (2) hours taken off.

16. <u>VACATION LEAVE</u>:

Vacations shall be earned on the following basis for full-time employees:

- Twelve (12) days (96 hours) per year for the first two (2) years.
- Thirteen (13) days (104 hours) per year beginning with the third (3rd) year.
- Fourteen (14) days (112 hours) per year beginning with the fourth (4th) year.
- Fifteen (15) days (120 hours) per year beginning with the fifth (5th) year.
- Sixteen (16) days (128 hours) per year beginning with the sixth (6th) year.
- Seventeen (17) days (136 hours) per year beginning with the seventh (7th) year.
- Eighteen (18) days (144 hours) per year beginning with the eighth (8th) year.
- Nineteen (19) days (152 hours) per year beginning with the ninth (9th) year.
- Twenty (20) days (160 hours) per year beginning with the tenth (10th) year.

In computing vacation leave earned, only those months shall be counted during which an employee has worked half or more of his/her regular work days.

Vacation leave may be taken as earned, subject to the approval of the Chief of Police who shall schedule vacations so as to meet the operating requirements of the department; provided that vacation leave shall not be granted to employees with less than one full year of continuous service.

1. Employees may accrue vacation leave to a maximum cap of 240 hours. In order to prevent the loss of vacation leave beyond the maximum, employees should regularly monitor their leave balances and submit time off requests in accordance with the guidelines set forth in 11(b) of this Agreement.

Temporary and part-time employees shall not be entitled to vacation leave.

Regular employees, who have completed one or more years of service shall, upon leaving the City's service in good standing, be compensated for vacation leave accrued to the date of separation.

17. VACATION BUY- BACK:

Employees may have up to forty (40) hours of vacation accrual bought back by the City. Employees are limited to one (1) buy-back per fiscal year, not to exceed 40 hours. The employee must have a balance in their accrued account of at least 120 hours after the buy-back. Employees wishing to participate in this benefit must provide the City with at least (14) days advance written notice.

18. SICK LEAVE:

Sick leave with pay shall be granted to regularly employed, full-time employees at the rate of one working day for each completed month of service. Such leave shall be computed on a calendar year basis. Unused sick leave shall be accumulated without limit. Sick leave used shall be deducted from accrued sick leave.

As an incentive to accrue sick leave, the parties recognize that the City has added sick leave conversion to its PERS contract which allows conversion of accrued but unused sick leave service credit upon retirement as provided by law.

Sick leave shall not be considered as a right which an employee may use at his discretion, but rather as a privilege which shall be allowed only in case of personal sickness or disability, legal quarantine because of exposure to contagious disease, or in the case of illness within the immediate family. No more than six (6) working days in any calendar year may be taken as sick leave because of illness within the immediate family.

In order to be granted sick leave with pay, an employee must meet the following conditions:

- a. Notify his/her immediate supervisor not later than four (4) hours prior to the beginning of the scheduled workday of the reason of absence.
 - Permit such medical examination, nursing visit or inquiry which the City deems desirable.
- c. File a written request for such sick leave on the form and in the manner to be prescribed and submit, where reasonable and if requested by the Chief of Police, a medical certificate signed by a physician stating the kind and nature of his sickness or injury, that the employee has been incapacitated for work for the period of absence and that he is again physically able to perform his duties.

Employees serving a probationary period on an original appointment shall accrue sick leave in accordance with the provisions of this section. .

In computing sick leave taken, all employees shall be charged one day sick leave for each day not worked because of illness. Falsely claiming sick leave for any purpose may be cause for discipline, per established Department policy.

19. <u>GRIEVANCE PROCEDURE</u>:

The Grievance Procedure for this unit is set forth in Appendix "A", attached.

20. <u>UNIFORM ALLOWANCE</u>:

- a. Sworn classifications represented by the Association will earn uniform allowance at the annual rate of \$1000 per year, payable in a once-annual installment. Effective the first pay period of fiscal year 2019-20, the uniform allowance shall be paid in equal pay period installments, with no change to uniform allowance amounts.
- b. Non-sworn classifications, regularly and primarily assigned the Police Station or office functions, will earn uniform allowance at the rate of \$800 per year, payable in a once-annual installment. Effective the first pay period of fiscal year 2019-20, the uniform allowance shall be paid in equal pay period installments, with no change to uniform allowance amounts.
- c. During the first year of the agreement, July 1, 2018 through June 30, 2019, it is understood that uniform allowance is paid prospectively and will be prorated for any portion of the 12 month period during which an employee was not employed, or was on leave of absence without pay, or was on disability leave for 30 or more consecutive calendar days, or was on probation. The following proration shall apply:

Month 1 of the fiscal year - \$1,000 for sworn, \$800 for non-sworn.

Each consecutive month following shall be decreased by an amount of \$64.00 for sworn and \$44.00 for non-sworn each month after the first month. Month 11 shall receive the minimum amount of \$360.00. At Month 12, no allowance will be given. During the second year of the agreement, July 1, 2019 through June 30, 2020, it is understood that uniform allowance shall not be paid for any period during which an employee was not employed, was on leave of absence without pay, was on disability leave for 30 or more consecutive calendar days, or was on probation.

- d. The City agrees that all employees hired subsequent to the adoption of this MOU will be provided with the first uniform issue at no cost to the employee, and will become eligible for future uniform allowances pursuant to subsection c, above.
- e. The City shall report to the California Public Employees' Retirement System (CalPERS) the uniform allowance for each sworn and civilian classification as special compensation in accordance with Title 2, California Code of Regulation, Section 571(a)(5). Notwithstanding the previous sentence, for "New Members" as defined by the Public Employees' Pension Reform Act of 2013, the uniform allowance will not be reported as compensation earnable to CalPERS.

21. HEALTH COVERAGE:

- a. <u>Medical Coverage</u> City shall maintain medical coverage and shall pay the average of the two lowest premium plans of the employee and qualified dependent care premiums.
- b. <u>Vision Coverage</u> City shall maintain a vision plan, and shall pay one hundred percent (100%) of employee and qualified dependent premiums.
- c. <u>Dental Coverage</u> City shall maintain dental coverage, and shall pay one hundred percent (100%) of employee and qualified dependent premiums.
- d. <u>Long-Term Disability Coverage</u> City shall maintain long-term disability coverage, and shall pay one hundred percent (100%) of the employee coverage premium. Such Plan shall be maintained throughout the term of this agreement.
- e. <u>Life Insurance Coverage</u> The City shall provide life insurance coverage of \$25,000 for each bargain unit employee and shall pay 100% of the employee coverage premium. Such coverage shall be maintained throughout the term of this agreement. Life insurance coverage shall be increased from \$25,000 to \$50,000 for all members in the second year of the Agreement, effective July 1, 2019.
- of Benefits program if they have alternative medical, dental, or vision coverage not provided by the City. Employees will receive monthly in-lieu payments as taxable income and reflected in withholding contributions on their paycheck. Employees may be eligible to re-enroll in City benefit plans only during the Open Enrollment period or within 30 days of: Family Unit change due to marriage, birth, or adoption; Loss of other coverage; Court or administrative order; Reemployment after Military service. Cash-in-Lieu amounts will be set at \$300.00 per month for medical, \$40.00 per month for dental, and \$10.00 per month for vision coverage. Employees must re-enroll and show proof of alternative coverage annually. The City reserves the right to discontinue the program. Employees will be notified at minimum, 30 days prior to Open Enrollment should the program be discontinued or amended.

22. <u>SALARIES</u>:

- a. City shall provide all members with a 1.0% COLA effective July 1, 2018, and a 1.0% COLA effective July 1, 2019.
- b. The Police Sergeant classification will move from Range 57-P to 58-P in the Master Salary Table, representing a 2.50% increase in the pay range, effective July 1, 2019.
- The Police Records Specialist classification will move from Range 34-P to 36-P in the Master Salary Table, representing a 5.0% increase in the pay range, effective October 1, 2018.

23. PUBLIC EMPLOYEES RETIREMENT SYSTEM:

- a. AB 340 created the Public Employees' Pension Reform Act (PEPRA) that implemented new benefit formulas and final compensation period, as well as new contribution requirements for new employees hired on or after January 1, 2013 who meet the definition of new member as per PEPRA. Employees defined as Classic members' shall continue to have a 3% @ Age 55 Safety Police retirement package for sworn members, and 2.0% @ Age 55 Miscellaneous retirement package for non-sworn members with the California Public Employees Retirement System (CalPERS). Classic members are defined by CalPERS as having been a member of CalPERS or a reciprocal system prior to January 1, 2013.
- b. Effective July 1, 2017, all Classic members, Sworn and Non-Sworn shall pay 100% of CalPERS required employee contributions, which is 7.0% for Miscellaneous members and 9.0% for Safety members.
- d. Beginning January 1, 2018, public agencies that have collectively bargained in good faith and completed impasse procedures (including mediation and fact finding) will be able to unilaterally require classic members to pay up to 50% of the total normal cost of their pension benefit, up to an 8.0% contribution rate for miscellaneous members and 12.0% contribution rate for safety members.
- e. New members shall have either a 2.7% @ Age 57 Safety Police or a 2.0% @ Age 62 Miscellaneous retirement package with CalPERS, shall have a 3 year final compensation period, and shall be responsible for payment of their member contribution rate as a percentage of payroll. The initial New member percentage of 11.50% for Safety Police or 6.25% for Miscellaneous of reportable compensation is currently set by the actuarial assumptions used in the Actuarial Cost Analysis of AB 340, and may change over time if the total normal cost for new members fluctuates by more than one (1) percent over the estimated initial normal cost rate of 23.0% of payroll. (The employer contribution rate has also been initially set at 11.50% and 6.25% of reportable compensation, depending on if Safety Police or Miscellaneous retirement package.)
- f. CalPERS will review the New member rate once a year when the actuarial valuation of the City's plan is performed. Should CalPERS revise the member contribution rate at any time, the City shall have no choice but to comply by adjusting contribution rates of New members. All New member

contributions shall be deducted on a pre-tax basis in accordance with applicable laws and regulations.

24. <u>PEACEFUL PERFORMANCE</u>:

Apart from and in addition to existing legal restrictions upon work stoppages, the Association hereby agrees that neither it nor its officers, agents, or representatives shall incite, encourage, or participate in any strike, walkout, slowdown, speedup, or other work stoppage during the life of this agreement for any cause or dispute whatsoever, either with the City, the Association or with any other person or organization. In the event of work stoppage as enumerated above, the Association, its officers, agents, and representatives shall do everything within their power to end or avert the same. Violation hereof will subject any violator to legal and equitable judicial relief.

Any employee engaging in or assisting any work stoppage as enumerated above, or refusing to perform duly assigned services in violation of this article, shall be subject to discipline up to and including termination. The City reserves the right to selectively discipline employees hereunder.

25. <u>CITY RIGHTS</u>:

The City retains the exclusive right, subject to and in accordance with applicable laws, and the provisions of this Memorandum of Understanding, (a) to direct employees in the performance of their duties; (b) to hire, promote, transfer, lay off and assign employees; (c) to classify employees in accordance with applicable ordinances or other provisions or Sections of this Memorandum; (d) to discipline employees in accordance with applicable ordinances and other provisions or Sections of this Memorandum; (e) to determine the mission of its Divisions and Departments, and its budget, organization, the number of employees, and the numbers, types, classifications and grades of positions or employees assigned to an organization unit, work project, shift or tour of duty, and the methods and technology of performing its work; and (f) to take whatever action may be appropriate to carry out its mission in situations of emergency.

In addition, the City specifically retains all the exclusive rights, subject only to the provisions of this Memorandum of Understanding, to take whatever actions and set whatever policies it deems appropriate.

26. NO LOCKOUT:

During the term of this agreement, and subject to full performance thereof the City agrees that it will not lockout or otherwise unlawfully prohibit the peaceful performance of the work of employees in this unit.

27. MAINTENANCE OF BENEFITS:

All other economic and monetary benefits for this unit set forth in written rules and regulations of the City or the Police Department shall be maintained on the same terms and conditions for the duration of this agreement.

28. <u>FULL UNDERSTANDING</u>:

It is intended that this agreement sets forth the full and entire understanding of the parties regarding the matters set forth herein and all other topics subject to meet and confer, and therefore any other prior or existing understanding or agreement by the parties, whether formal or informal, written or unwritten, regarding such matters are hereby superseded or terminated in their entirety.

It is agreed and understood that during the negotiations which culminated in this agreement each party enjoyed and exercised without restraint, except as provided by law, or limitation, the right and opportunity to make demands and proposals or counter-proposals with respect to any matter subject to meet and confer and that the understandings and agreements arrived at after the exercise of that right are set forth in this agreement.

The parties agree, therefore, that for the term of this Agreement, except as provided in Section 3, RENEGOTIATIONS, neither party shall be required to negotiate further with respect to any subject or matter, whether referred to or not in this agreement.

Any agreement, alteration, understanding, waiver or modification of any of the terms or provisions contained in this agreement shall not be binding on the parties unless made and signed in writing by all of the parties to this agreement; and if required, approved and implemented by the City Council.

The waiver of any breach, term or condition of this agreement by either party shall not constitute a precedent in the future enforcement of all its terms and provisions.

29. PROVISIONS OF LAW:

It is understood and agreed that this agreement is subject to all current and future applicable Federal and State laws. If any part of this agreement is in conflict with or inconsistent with the above applicable laws or is otherwise held to be invalid or unenforceable by any court of competent jurisdiction, such part shall be suspended or superseded by such applicable law and the remainder of this agreement shall not be affected. In the event of any such invalidity or unenforceability of an Article or Section of

this Agreement, the City and Association agree to meet within 30 days for the purpose of re-negotiating regarding said Article or Section.

30. RESOLUTION OF CONFLICTS:

It is agreed by the parties to this agreement that any conflict between any Section or part thereof of this agreement and any City or departmental rule, regulations, ordinance, resolution, or procedural practice existing as of the date of this agreement or adopted thereafter shall be resolved in favor of the provisions contained in this agreement.

Date of Execution: September, 2018	
CITY OF REEDLEY ("City")	REEDLEY POLICE OFFICERS ASSOCIATION ("Association")
By: Nicole R. Zieba City Manager	By: Silvestre I. Martinez President
Attested:	
By: Sylvia Plata City Clerk	

APPENDIX "A"

GRIEVANCE PROCEDURE

A. Policy Statement

Employees are encouraged to solve difficulties and problems within their department. In the event that a difficulty or grievance cannot be settled within the department, the employee is encouraged to bring the matter to the attention of the City Manager in charge of personnel.

B. Purpose

The purpose of this grievance procedure is to secure, at the lowest possible administrative or supervisory level, proper and equitable solutions to grievances, and to guarantee orderly succession of procedures within which solutions may be pursued. It shall be incumbent upon all employees to follow these procedures to settle their grievances.

C. Definition of Terms

As used in this Procedure, the following words shall have the designated meanings:

- 1. Grievance: A grievance is a timely good faith complaint of one or a group of employees or a dispute between the City and Association involving the interpretation, application, or enforcement of the express terms of this Memorandum of Understanding.
- 2. Employee: A City employee in the unit covered by this agreement.
- 3. Conferee: A conferee is a fellow employee or Association representative who at the request of the employee or City Manager is invited to participate in grievance conference.
- 4. Aggrieved Party: Aggrieved party is the employee or group of employees making the claim.
- 5. **Days**: The term "days" shall, except when otherwise indicated, mean calendar days when the City offices are open.

D. Implementation Procedure

1. Level One - Oral Discussion with Immediate Supervisor

An aggrieved party shall promptly orally present his grievance to his immediate supervisor. The aggrieved party and the immediate supervisor should make every effort to resolve the difficulty in this manner.

2. Level Two - Personal Conference upon Written Claim with Immediate Supervisor

An aggrieved party may then submit his grievance in writing to his immediate supervisor not later than 5 days of its occurrence. The aggrieved party and the immediate supervisor should

make every effort to resolve the difficulty in this manner. The conciliatory efforts of conferees may be utilized at this stage as a substitute for or in conjunction with the aggrieved party. The aggrieved party's written claim should state his position clearly, and the background and reasons and the following items must be included:

- a. A statement of the steps initiated by the aggrieved party to resolve the problem by informal means.
- b. A description of the general and specific grounds for the grievance.
- c. A listing of the specific actions and events alleged to be in violation of these articles. All persons involved (including witnesses) shall be named, stating times, places, and events in which each person named was involved.
- d. A statement of the reasons why the specific actions identified above are in violation of these Articles.
- e. A listing of the specific actions which the aggrieved employee believes would best remedy his grievance at this level and at all subsequent levels.

The employee shall receive a written response to his grievance at this level and at all subsequent levels.

3. Level Three - Personal Conference with Department Head

An aggrieved party may appeal the Level Two decision to his department head by filing a written complaint. Said complaint shall contain the same information as described above for the Level Two Claim. It shall not be necessary to re-write the above information. The City shall provide a form which may be used at Levels Two through Four. Upon receipt of the complaint, the department head shall schedule a personal conference with the aggrieved. At this conference, the attending aggrieved party and department head should make every effort to resolve the matter. If the aggrieved party is not satisfied with the results of this personal conference with his department head, he must then file a written appeal with the City Manager within 5 days of the response from his department head.

4. Level Four - Appeal to the City Manager

An aggrieved party may appeal the decision made at Level Three to the City Manager or his designee within 5 days after the response provided at Level Three. The following then applies:

- **a.** A copy of the grievant written appeal shall be sent by the aggrieved party to the persons who rendered previous decisions, that is, his immediate supervisor and the department head.
- b. The appeal shall be in writing and shall include the same information as described for the Level Two claim. The completed form supplied by the City shall satisfy this requirement.

- c. The City Manager has the option of either rendering a decision or referring the appeal directly to a board of review. If he elects to render a decision, he shall investigate and confer with the parties involved. The aggrieved party, at his discretion, may bring in his conferee.
- d. The City Manager shall communicate his decision in writing together with supporting reasons to the grievant.

5. Level Five - Advisory Arbitration

- a. The appeal shall be in writing and should include the same information as described in the previous claim in Level Two. This shall be in the form of a separate written request and said request shall be accompanied by a copy of the written claim filed at Level Two and subsequent Levels.
- b. Upon receipt of the request, the City Manager in charge of personnel shall direct the board of review to conduct an investigation and review.
- c. The board of review shall have available to it all documents relating to the complaint and any City records that would be helpful in resolving the problem.
- d. After studying the documentary evidence, the board of review shall conduct such hearings as it deems necessary. At least two days notice of any scheduled hearing should be given.
- e. At the conclusion of the hearing, the chairman of the board of review shall submit the board's written report to the City Manager and the aggrieved party.
- f. A board of review shall be made up of three members. One shall be selected by the City and one shall be selected by the Association. These two representatives shall select a recognized arbitrator to serve as Chairman from a list of names provided by the California State Mediation and Conciliation Service.

6. Level Six - Appeal to the City Council

Any of the parties involved in the grievance procedure may appeal the decision of the board of review to the City Council within 10 days from receipt of the board of review findings. The decision of the City Council shall be final and conclusive, and handled in the following manner.

- a. Disposition of records. The City will keep a tape recording of the proceedings and will provide a summary to the parties involved. If any party wishes a verbatim transcript of that recording that party is responsible for costs incurred.
- b. All documents, communications and records dealing with the processing of a grievance shall be filed separately from the personnel files of the participants and shall be considered confidential. The file shall be open to the parties involved.

E. General Provisions

To facilitate the grievance procedure the following provisions shall apply:

- 1. Any party to a grievance may at any point in the process outlined have a conferee.
- Any employee may serve as a conferee without fear of prejudice or reprisal of any kind being taken against such employee.
- 3. Grievance adjustment should be more concerned with "what is right" and less concerned with "who is right". Effective adjustment of grievances requires that all parties involved conduct themselves with decorum and restraint and that commonly accepted principles of ethical conduct be observed at all times.
- 4. All proceedings at any level shall be kept private and confidential and any deposition of the case will not be made public without the prior joint and mutual agreement of the aggrieved party and the City Manager. An aggrieved party who makes any proceeding or deposition public without said prior joint and mutual agreement shall be held to have thereby waived his grievance. This shall not apply when the aggrieved party requests an open hearing before the Council. Decisions that have City-wide implications shall be communicated to all affected personnel in an objective and impersonal manner.
- A written record of all proceedings shall be kept by the parties involved beginning with Level One.
 Such signing shall not necessarily indicate agreement to the factual content.
- 6. Costs and expenses necessarily incurred by retention of the third party Chairman at Level Five of the grievance procedure shall be borne jointly by the City and the Union.
- 7. By mutual written agreement, the time limit at any Level can be extended.
- The board of review shall not have the authority to make any finding contrary to the written policies of the City.

RESOLUTION NO. 2018-075

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY ADOPTING MASTER SALARY TABLES FOR ALL EMPLOYEES OF THE CITY OF REEDLEY

WHEREAS, Section 36506 of the Government Code of the State of California provides that the City Council shall, by Resolution or Ordinance, fix the compensation for all appointive officers and employees; and

WHEREAS, the Master Salary Tables are attached as Exhibit 'A' to this Resolution has been reviewed and considered by the City Council;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Reedley as follows:

- The Master Salary Tables attached hereto as Exhibit 'A' are hereby adopted. 1.
- 2. All prior resolutions concerning compensation for City employees that are in conflict with this Resolution or the attached Master Salary Tables are hereby repealed, and this

Resolution shall be effective October 1, 2018.	
The foregoing Resolution was duly pa September, 2018, by the following vote:	ssed, approved, and adopted on the 25th day of
AYES: NOES: ABSTAIN: ABSENT:	
ATTEST:	Anita Betancourt, Mayor
Sylvia Plata, City Clerk	

Exhibit 'A'

Salary Table - Unrepresented Positions

RANGE	POSITION	THE TOWNS		1100	CTC.	20	/ AR20						
					STEP	A	STEP	В	STE	PC	ST	P D	STE
37-U	Fire Administrative Clerk	Hou	ırhı.	¢ 1-	7.100) F							
	Staff Assistant		-	\$ 17			18.047	-	\$ 18.9	503	\$ 19.8	978	\$ 20.89
		Bi-we	-			5 \$				516	\$ 1,	592	\$ 1,6
		Mont	-		2,97					285	\$ 3,4	449	\$ 3,6
		Ann	uai	\$ 3	5,75	2 \$	37,54	0 \$	39,4	17	\$ 41,3	387	\$ 43,4
38-U	Accounting Technician I	Dave		A 47									
		Hour		\$ 17.						40	\$ 20.39	52	\$ 21.41
		Bi-wee			1,409	-	1,480			54	\$ 1,6	32	\$ 1,7
		Month		100	3,054		3,207		-	67	\$ 3,5	35	\$ 3,7
		Annu	ali	\$ 36	6,646	5 \$	38,478	\$	40,40	02	\$ 42,4	22 5	44,54
39-U		Herrit	_	A 10									
		Hourl		\$ 18.0		-	18.9616		19.909	96	\$ 20.90	51 \$	21.950
		Bi-week			,445		1,517		1,59	3	\$ 1,67	72 \$	1,75
		Monthi			,130		3,287	\$	3,45	1 :	\$ 3,62	4 \$	3,80
		Annua	1	\$ 37,	,562	\$	39,440	\$	41,41	2 5	43,48	3 \$	45,65
40-U						L.							
		Hourly		\$ 18.5			19.4356		20.407	4 \$	21.427	7 \$	22.4991
		Bi-week!			481		1,555	\$	1,633	3 \$	1,71	4 \$	1,800
		Monthly				\$	3,369	\$	3,537	7 \$	3,71	4 \$	3,900
	University of the second	Annual		\$ 38,5	501	\$	40,426	\$	42,447	7 \$	44,570	\$	46,798
41-U	Tourism / Event Coordinator		Ļ										
	Recreation Coordinator	Hourly		\$ 18.97	728	\$ 1	9.9215	\$ 2	20.9176	\$	21.9634	\$	23.0616
	Facilities Coordinator	Bi-weekly	1	\$ 1,5	18	\$	1,594	\$	1,673	\$	1,757	\$	1,845
	and ossianutoj	Monthly		\$ 3,2	89	\$	3,453	\$	3,626	\$	3,807	\$	3,997
		Annual	5	39,4	64	\$ 4	41,437	\$	43,509	\$	45,684	\$	47,968
42-U	Accounting Technician II												
	Administrative Assistant	Hourly		19.44		\$ 20	.4195	\$ 2	1.4405	\$	22.5125	\$	23.6382
	Economic Development Specialist	Bi-weekly	\$	-		\$	1,634	\$	1,715	\$	1,801	\$	1,891
	Human Resources Technician	Monthly	\$	3,37	71 5	\$	3,539	;	3,716	\$	3,902	\$	4,097
	The state of the s	Annual	\$	40,45	0 5	4	2,473		14,596	\$	46,826	\$	49,167
3-U	CAD Technician												
	Senior Citizens Coordinator	Hourty		19.933	3 \$.9765	\$ 2	23.0753	\$	24.2291
	- Socialitatol	Bi-weekly	\$	1,59			1,674 \$		1,758	\$	1,846	\$	1,938
		Monthly	\$	3,45			3,628 \$		3,809	\$	4,000	\$	4,200
		Annual	\$	41,46	1 \$	43	3,534 \$	4	5,711	\$	47,997	\$	50,397
I-U	Building Permit Technician												
	3 Santinoidi	Hourly		20.4317	\$			22.	5259	\$ 2	3.6522	\$	24.8348
		Bi-weekly	\$	1,635	_		,716 \$	1	1,802	\$	1,892		1,987
		Monthly	\$	3,541			719 \$	3	3,904	\$	4,100	\$	4,305
		Annual	\$	42,498	\$	44,	623 \$	46	,854	5 4	49,197	\$	51,656
-U	Life Safety / Code Officer												
	y			20.9425	\$			23.0	0891 \$	24	1.2435	5 2	25,4557
		Bi-weekly	\$	1,675	\$	1,	759 \$,847 \$		1,939		2,036
			\$	3,630		3,	812 \$	4,	002 \$		4,202 \$;	4,412
		Annual	\$	43,560	¢	AE -	738 \$	40	025 \$		0,427 \$		52,948

RANGE	POSITION			STEP	A	STEP	В	STEP	С	STEP	D	STE
46-U			-	A 04 400								
		Hourly	-+	\$ 21.466	-	\$ 22.539	-	\$ 23.666		\$ 24.849		
		Bi-weekly	-	\$ 1,71	+	\$ 1,80		\$ 1,89		\$ 1,988	3 \$	2,0
		Monthly	+	\$ 3,72	-						7 \$	4,
		Annual		\$ 44,649) :	\$ 46,882	2	\$ 49,226	6 5	\$ 51,687	\$	54,2
47-U			_		ļ		Ļ					
		Hourly	-	\$ 22.0027		\$ 23.1028	3	\$ 24.2580) \$	\$ 25.4709	\$	26.74
		Bi-weekly	-	1,760	-	1,848	3	\$ 1,941	1 1	2,038	\$	2,1
		Monthly	,	3,814				\$ 4,205	5 \$	4,415	\$	4,6
		Annual		45,766	1	48,054	! !	50,457	\$	52,979	\$	55,6
48-U											M	
40-0		Hourly	\$	22.5528	\$	23.6804	. 9	24.8644	\$	26.1076	\$	27.41
		Bi-weekly	\$	1,804	\$	1,894	9	1,989	\$	2,089	\$	2,19
		Monthly	\$	3,909	\$	4,105	\$	4,310	\$	4,525	\$	4,7
		Annual	\$	46,910	\$	49,255	\$	51,718	\$	54,304	\$	57,0
40.11								1			П	
49-U	Engineering Technician	Hourly	\$	23.1166	\$	24.2724	\$	25.4860	\$	26.7603	\$	28.098
	Building Inspector I	Bi-weekly	\$	1,849	\$	1,942	\$	2,039	\$	2,141	\$	2,24
	Executive Assistant / Deputy City Clerk (FLSA Exempt)	Monthly	\$	4,007	\$	4,207	\$	4,418	\$			4,87
		Annual	\$	48,082	\$	50,487	\$			-		58,44
		-							Ė		Ť	00,1
50-U		Hourly	\$	23.6945	\$	24.8792	\$	26.1232	\$	27.4293	\$	28.800
		Bi-weekly	\$	1,896	\$	1,990		2,090	-	2,194		2,30
		Monthly	\$	4,107	\$	4,312		4,528	\$	4,754		4,99
		Annual	\$	49,285	\$	51,749		54,336		57,053		59,90
		E PER		,	Ť	0.177.10		04,000	φ	37,033	φ	39,90
51-U	Assistant Planner (FLSA Exempt)	Hourly	\$	24.2868	\$	25.5012	\$	26.7762	\$	28.1151	¢	29.520
	Management Analyst (FLSA Exempt)	Bi-weekly	\$		\$	2,040		2,142		2,249		
	Accountant (FLSA Exempt)	Monthly	\$	4,210		4,420		4,641		4,873		2,36
		Annual	\$	50,517		53,042		55,695				5,111
			Ψ.	00,017	Ψ	33,042	φ	33,093	Þ	58,479	\$	61,40
52-U	Building Inspector II	Hourly	\$	24 8940	¢	26 1207	4	27.4457	d.	20.0170	135	00.050
	•	Bi-weekly	\$	1,992								30.2588
		Monthly				2,091		2,196		2,305		2,421
		Annual	\$	4,315		4,531		4,757		4,995		5,245
		Attitudi	ð	51,780	>	54,369	2	57,087	\$	59,941	\$	62,938
3-U		Hough	đ	25 5464	.	00.7000	_		_		_	
								28.1318				31.0153
			\$	2,041		2,143			\$	2,363		2,481
			\$	4,423		4,644		4,876		5,120		5,376
		Annual	\$	53,074	\$	55,728	\$	58,514	\$	61,440	\$	64,512
1-U								100				
C- S III								28.8351		30.2768	\$	31.7907
			\$	2,092		2,197		2,307	\$	2,422	\$	2,543
		Monthly	\$	4,533	\$	4,760	\$	4,998	\$	5,248	\$	5,510
		Annual	\$	54,401	5	57,121	\$	59,977	\$	62,976	\$	66,125

RANGE	POSITION				STE	PA	STE	PΕ	SI	EP (C ST	EP D	STE
55-U												7 7	215
100/65	Engineering Assistant	Hou	ırly	\$	26.80	81	\$ 28.14	185	\$ 29.5	560	\$ 31.0	330	\$ 32.58
		Bi-we	ekly	\$	2,1	45			-		-	483	
		Mont	hly	\$	4,6	47						379	
		Anni	Jal	\$	55,70	61	\$ 58,5					550	
56-U											Ψ 01,	330	\$ 67,7
17.50		Hour	ly	\$	27.478	3	\$ 28.85	23	\$ 30.29	949	\$ 31.80	196	\$ 33.400
		Bi-wee	kly	\$	2,19	8	\$ 2,3	08		24		45	
		Month	ıly	\$	4,76	3 :				51		14	
		Annu	al	\$	57,15	5 5							
57-U					***************************************				+ 00,0	10	Ψ 00,1	04	\$ 69,47
51-0	Associate Planner	Hourh	,	\$ 2	28.165;	3 9	29.573	6	\$ 31.05	22	\$ 32.60	40	
	Senior Building Inspector	Bi-week	ly	\$	2,253								
	City Clerk (FLSA Exempt)	Monthl	y	\$	4,882							08 5	
	Senior Management Analyst (FLSA Exempt)	Annua			58,584			-+				52 \$	
	Senior Human Resources Analyst (FLSA Exempt)			i	20,00		01,01.	J	\$ 64,58	19	\$ 67,8	18 \$	71,209
TO II						=	-	-	_	_			
58-U		Hourly	7	\$ 2	8.8694	4	30 2120	1	21.000				
		Bi-weekh		\$	2,310	\$					\$ 33.420		
		Monthly		\$	5,004		2,425						
		Annual			50,048		5,254						6,082
				Ψ	00,046	Þ	63,051	\$	66,20	3 \$	69,51	1 \$	72,989
59-U		Hourly		\$ 20	.5912		24 0707			_	10		
		Bi-weekly							32.6243				35.9682
		Monthly			2,367		2,486						2,877
		Annual			5,129	\$	5,386		5,655			\$	6,234
		Aimidal	\$	0	1,550	\$	64,627	\$	67,858	\$	71,251	\$	74,814
0-U	Solid Waste Supervisor (FLSA Exempt)	Uombi			0000	_							
		Hourly							33,4399	\$	35.1119	\$	36.8675
		Bi-weekly	\$			\$	2,548		2,675	\$	2,809	\$	2,949
		Monthly	\$,257		5,520		5,796		6,086		6,390
		Annual	\$	63	,088	\$	66,243	\$	69,555	\$	73,033	\$	76,684
I-U	Senior Engineering Assistant (FLSA Exempt)	1	_										
	- Con Exempt)	Hourly		31.0	892	3			34.2759	\$	35.9897	\$	37.7891
		Bi-weekly	\$	2,	487 \$;	2,611	\$	2,742		2,879		3,023
		Monthly	\$		389 \$		5,658	\$	5,941	\$	6,238	\$	6,550
		Annual	\$	64,	666 \$	6	7,899	\$	71,294	\$	74,858	\$	78,601
-U	Senior Planner										- 19-		
	Executive Assistant / City Clerk (FLSA Exempt)	Hourly	\$	31.86	664 \$	33	.4598	3	5.1328	\$ 3	36.8894	\$	38.7339
	orly Clerk (FLSA Exempt)	Bi-weekly	\$		549 \$		2,677 \$		2,811		2,951		3,099
		Monthly	\$	5,5	524 \$		5,800 \$		6,090		6,394		6,714
		Annual	\$	66 2	282 \$	C	9,596 \$		73,076		76,730		80,566

Silvanethy S	TEP D	STE
Bi-westly		- Sign
Monthly \$ 5,662 \$ 5,945 \$ 6,242 \$ 6, 6 Annual \$ 67,939 \$ 71,336 \$ 74,903 \$ 78, 71,336 \$ 74,903 \$ 78, 71,336 \$ 74,903 \$ 78, 71,336 \$ 74,903 \$ 78, 71,336 \$ 74,903 \$ 78, 71,336 \$ 74,903 \$ 78, 71,336 \$ 74,903 \$ 78, 71,336 \$ 74,903 \$ 78, 71,336 \$ 74,903 \$ 78, 71,336 \$ 74,903 \$ 78, 71,336 \$ 74,903 \$ 78, 71,336 \$ 74,903 \$ 78, 71,336 \$ 74,903 \$ 78, 71,336 \$ 74,903 \$ 78, 71,336 \$ 74,903 \$ 78, 71,336 \$ 74,903 \$ 78, 71,336 \$ 78,932 \$ 78,737 \$ 78,932 \$ 78,737 \$ 78,932 \$ 78,737 \$ 78,932 \$ 78,737 \$ 78,737 \$ 78,739	.8116 \$	39.70
Annual S 67,939 S 71,325 S 74,903 S 78, 203	3,025 \$	3,1
66-U Roads & Grounds Supervisor (FLSA Exempt) Water System Supervisor (FLSA Exempt) 66-U Fire Battalion Chief (FLSA Exempt) Wastewater System Supervisor (FLSA Exempt) Fire Battalion Chief (FLSA Exempt) Monthly \$ 36,054 \$ 2,812 \$ 2,953 \$ 3,000 \$ 6,598 \$ 37,8120 \$ 76,776 \$ 80,000 \$ 6	6,554 \$	6,88
Houry \$ 33.4797 \$ 35.1537 \$ 36.9114 \$ 38.7	8,648 \$	82,58
Capital Projects / Airport Manager (FLSA Exempt) Bi-weekly \$2,678 \$2,678 \$2,812 \$3,2953 \$3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3		47
Public Works Manager (FLSA Exempt)	7569 \$	40.694
City Building Official (FLSA Exempt)	3,101 \$	3,25
Roads & Grounds Supervisor (FLSA Exempt) Houry \$ 34.3167 \$ 36.0325 \$ 37.8341 \$ 39.72 \$ 3.0000 \$ 3.00000 \$ 3.00000 \$ 3.00000 \$ 3.00000 \$ 3.00000 \$ 3.00000 \$ 3.000000 \$ 3.00000 \$ 3.00000 \$ 3.00000 \$ 3.00000 \$ 3.00000 \$ 3.00000 \$ 3.000000 \$ 3.000000 \$ 3.0000000 \$ 3.000000000 \$ 3.0000000000 \$ 3.00000000000000000000000000000000000	5,718 \$	7,05
Hourly \$ 34,3167 \$ 36,0325 \$ 37,8341 \$ 39,772 Bi-weekly \$ 2,745 \$ 2,883 \$ 3,027 \$ 3,1027 Annual \$ 71,379 \$ 74,948 \$ 6,246 \$ 6,556 \$ 6,884 Annual \$ 71,379 \$ 74,948 \$ 76,695 \$ 82,665 Annual \$ 73,163 \$ 74,948 \$ 76,695 \$ 82,665 Annual \$ 73,163 \$ 76,821 \$ 80,662 \$ 84,665 Annual \$ 73,163 \$ 76,821 \$ 80,662 \$ 84,665 Annual \$ 73,163 \$ 76,821 \$ 80,662 \$ 84,665 Annual \$ 73,163 \$ 76,821 \$ 80,662 \$ 84,665 Annual \$ 74,992 \$ 78,742 \$ 80,703 \$ 80,801 Annual \$ 74,992 \$ 78,742 \$ 80,703 \$ 80,801 Annual \$ 74,992 \$ 78,742 \$ 80,703 \$ 80,801 Annual \$ 74,992 \$ 78,742 \$ 80,703 \$ 80,801 Annual \$ 74,992 \$ 78,742 \$ 80,703 \$ 80,801 Annual \$ 74,992 \$ 78,742 \$ 80,703 \$ 80,801 Annual \$ 76,807 \$ 80,710 \$ 80,710 \$ 80,740 \$ 80,801 Annual \$ 78,789 \$ 80,710 \$ 80,740 \$ 80,801 Annual \$ 78,789 \$ 80,710 \$ 80,740 \$ 80,801 Annual \$ 78,789 \$ 80,710 \$ 80,740 \$ 80,801 Annual \$ 78,789 \$ 80,710 \$ 80,740 \$ 80,801 Annual \$ 78,789 \$ 80,710 \$ 80,740 \$ 80,801 Annual \$ 78,789 \$ 80,710 \$ 80,740 \$ 80,801 Annual \$ 78,789 \$ 80,710 \$ 80,740 \$ 80,801 Annual \$ 78,789 \$ 80,710 \$ 80,740 \$ 80,801 Annual \$ 78,789 \$ 80,710 \$ 80,740 \$ 80,801 Annual \$ 78,789 \$ 80,740 \$ 80,801 \$ 80,740 \$ 80,801 Annual \$ 78,789 \$ 80,740 \$ 80,801 \$ 80,801 Annual \$ 78,789 \$ 80,740 \$ 80,801 \$ 80,801 \$ 80,801 Annual \$ 80,758 \$ 80,801 \$ 80,901	,614 \$	84,64
Bi-weekty \$ 2,745 \$ 2,833 \$ 3,7834 \$ 9,77		
Monthly S. 5,948 S. 6,246 S. 6,558 S. 8,26	7258 \$	41.712
Annual \$ 71,379 \$ 74,948 \$ 78,695 \$ 82,6 66-U Fire Battalion Chief (FLSA Exempt) Hourly \$ 35,1746 \$ 36,933 \$ 38,7800 \$ 40,711 Bi-weekly \$ 2,814 \$ 2,955 \$ 3,102 \$ 3,221 Monthly \$ 6,097 \$ 6,402 \$ 6,722 \$ 7,011 Annual \$ 73,163 \$ 76,821 \$ 80,662 \$ 84,665 Fire Battalion Chief (FLSA Exempt) Wastewater System Supervisor (FLSA Exempt) Hourly \$ 36,0540 \$ 37,8567 \$ 39,7495 \$ 41,737 Bi-weekly \$ 2,884 \$ 3,029 \$ 3,180 \$ 3,333 Annual \$ 74,992 \$ 78,742 \$ 82,679 \$ 86,810 Fire Battalion Chief (FLSA Exempt) Hourly \$ 36,956 \$ 3,88031 \$ 40,7495 \$ 42,7806 City Planner (FLSA Exempt) Human Resources Manager (FLSA Exempt) City Planner (FLSA Exempt) Hourly \$ 36,9553 \$ 38,8031 \$ 40,7432 \$ 42,7806 Monthly \$ 6,406 \$ 6,726 \$ 7,062 \$ 7,418 Annual \$ 76,867 \$ 80,710 \$ 84,746 \$ 88,983 Fleweekly \$ 3,303 \$ 3,182 \$ 3,341 \$ 3,508 Monthly \$ 6,566 \$ 6,894 \$ 7,239 \$ 7,601 Annual \$ 78,789 \$ 82,728 \$ 86,865 \$ 91,208 P-U Accounting Manager (FLSA Exempt) Hourly \$ 38,8262 \$ 40,7675 \$ 42,8059 \$ 44,9461 Bi-weekly \$ 3,106 \$ 3,261 \$ 3,424 \$ 3,596 Monthly \$ 6,730 \$ 7,066 \$ 7,420 \$ 7,791 Annual \$ 70,961 \$ 7,400 \$ 7,791 Annual \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488	178 \$	3,33
Hourly \$35.1746 \$36.9333 \$38.7800 \$40.711 Bi-weekly \$2,814 \$2,955 \$3,102 \$3.21 Monthly \$6,097 \$6,402 \$6,722 \$7,001 Annual \$73,163 \$76,821 \$80,662 \$84,652 Monthly \$6,097 \$6,402 \$6,722 \$7,001 Annual \$73,163 \$76,821 \$80,662 \$84,652 Wastewater System Supervisor (FLSA Exempt) Hourly \$36,0540 \$37.8567 \$39.7495 \$41,737 Bi-weekly \$2,884 \$3,029 \$3,180 \$3,333 Annual \$74,992 \$78,742 \$82,679 \$86,810 Annual \$74,992 \$78,742 \$82,679 \$86,810 City Planner (FLSA Exempt) Hourly \$36,9553 \$38,8031 \$40,7432 \$42,7800 Bi-weekly \$2,956 \$3,104 \$3,259 \$3,422 Monthly \$6,406 \$6,726 \$7,062 \$7,418 Annual \$76,867 \$80,710 \$84,746 \$88,983 Bi-weekly \$3,030 \$3,182 \$3,341 \$3,508 Monthly \$6,566 \$6,894 \$7,239 \$7,601 Annual \$78,789 \$82,728 \$86,865 \$91,208 D-U Accounting Manager (FLSA Exempt) Hourly \$38,8262 \$40,7675 \$42,8059 \$44,9461 Bi-weekly \$3,106 \$3,261 \$3,424 \$3,596 Monthly \$6,730 \$7,066 \$7,420 \$7,791 Annual \$80,758 \$80,758 \$80,306 \$93,488 D-U Police Ligutepant (FLSA Exempt) Hourly \$38,8262 \$40,7675 \$42,8059 \$44,9461 Bi-weekly \$3,106 \$3,261 \$3,424 \$3,596 Monthly \$6,730 \$7,066 \$7,420 \$7,791 Annual \$80,758 \$80,758 \$80,758 \$80,958 \$93,488 D-U Police Ligutepant (FLSA Exempt) Hourly \$38,8262 \$40,7675 \$42,8059 \$44,9461 Bi-weekly \$3,106 \$3,261 \$3,424 \$3,596 Monthly \$6,730 \$7,066 \$7,420 \$7,791 Annual \$80,758 \$80,758 \$80,958 \$93,488 D-U Police Ligutepant (FLSA Exempt) Hourly \$80,758 \$80,758 \$80,958 \$93,488 D-U Police Ligutepant (FLSA Exempt) Hourly \$80,758 \$80,758 \$80,758 \$80,958 \$93,488 D-U Police Ligutepant (FLSA Exempt) Hourly \$80,758 \$80,758 \$80,758 \$80,958 \$93,488 D-U Police Ligutepant (FLSA Exempt) Hourly \$80,758 \$80,758 \$80,7	886 \$	7,230
Hourly \$35.1746 \$36.9333 \$38.7800 \$40.711 Bi-weekly \$2,814 \$2,955 \$3,102 \$3,211 Monthly \$6,097 \$6,402 \$6,722 \$7,001 Annual \$73,163 \$76,821 \$80,662 \$84,662 Annual \$73,163 \$76,821 \$80,662 \$84,662 Wastewater System Supervisor (FLSA Exempt) Hourly \$36.0540 \$37,8567 \$39.7495 \$41.737 Bi-weekly \$2,884 \$3,029 \$3,180 \$3,333 Monthly \$6,249 \$6,566 \$6,890 \$7,233 Annual \$74,992 \$78,742 \$82,679 \$86,811 City Planner (FLSA Exempt) Hourly \$36.9553 \$38.8031 \$40,7432 \$42.780 Monthly \$6,406 \$6,726 \$7,062 \$7,416 Annual \$76,867 \$80,710 \$84,746 \$88,983 P-U Accounting Manager (FLSA Exempt) Hourly \$37,8792 \$39.7732 \$41,7618 \$43,8499 Bi-weekly \$3,030 \$3,182 \$3,341 \$3,508 Monthly \$6,566 \$6,894 \$7,239 \$7,601 Annual \$78,789 \$82,728 \$86,865 \$91,208 Di-weekly \$3,106 \$3,261 \$3,424 \$3,596 Monthly \$6,730 \$7,066 \$7,420 \$7,791 Annual \$80,758 \$84,796 \$89,036 \$93,488 Di-weekly \$8,0758 \$80,796 \$80,796 \$93,488 Di-weekly \$8,0758 \$80,796 \$80,796 \$93,488 Di-weekly \$8,0758 \$80,796 \$80,796 \$93,488 Di-weekly \$80,758 \$80,796 \$80,796 \$93,48	630 \$	86,761
Bi-weekly \$ 2,814 \$ 2,956 \$ 3,029 \$ 3,220 \$ 3,		
Monthly \$ 6,097 \$ 6,402 \$ 6,722 \$ 7,000 Annual \$ 73,163 \$ 76,821 \$ 80,662 \$ 84,665 84,665 \$ 141,737 Bi-weekly \$ 2,884 \$ 3,029 \$ 3,180 \$ 3,333 Monthly \$ 6,249 \$ 6,562 \$ 6,809 \$ 7,233 Annual \$ 74,992 \$ 78,742 \$ 82,679 \$ 86,810 \$ 7,233 Annual \$ 74,992 \$ 78,742 \$ 82,679 \$ 86,810 \$ 7,230 \$ 86,810 \$ 80,800 \$ 7,230 \$ 86,810 \$ 80,800 \$ 80,810 \$	190 \$ 4	42.7549
Annual \$ 73,163 \$ 76,821 \$ 80,662 \$ 84,65 67-U Wastewater System Supervisor (FLSA Exempt) Hourly \$ 36,0540 \$ 37.8567 \$ 39.7495 \$ 41.737 Bi-weekly \$ 2,884 \$ 3,029 \$ 3,180 \$ 3,333 Monthly \$ 6,249 \$ 6,562 \$ 6,890 \$ 7,23 Annual \$ 74,992 \$ 78,742 \$ 82,679 \$ 86,81 City Planner (FLSA Exempt) Hourly \$ 36,9553 \$ 38.8031 \$ 40.7432 \$ 42.7800 City Planner (FLSA Exempt) Bi-weekly \$ 2,956 \$ 3,104 \$ 3,259 \$ 3,422 Monthly \$ 6,406 \$ 6,726 \$ 7,062 \$ 7,416 Annual \$ 76,867 \$ 80,710 \$ 84,746 \$ 88,983 P-U Accounting Manager (FLSA Exempt) Hourly \$ 38.8262 \$ 40.7675 \$ 42.8059 \$ 44.9461 Bi-weekly \$ 3,106 \$ 3,261 \$ 3,424 \$ 3,596 Monthly \$ 6,730 \$ 7,066 \$ 7,420 \$ 7,791 Annual \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488	258 \$	3,420
Hourly \$ 36.0540 \$ 37.8567 \$ 39.7495 \$ 41.737	058 \$	7,411
Hourly \$ 36.0540 \$ 37.8567 \$ 39.7495 \$ 41.737 Bi-weekly \$ 2,884 \$ 3,029 \$ 3,180 \$ 3,33 Monthly \$ 6,249 \$ 6,562 \$ 6,890 \$ 7,23 Annual \$ 74,992 \$ 78,742 \$ 82,679 \$ 86,81 Human Resources Manager (FLSA Exempt) Hourly \$ 36.9553 \$ 38.8031 \$ 40.7432 \$ 42.7800 Annual \$ 76,867 \$ 80,710 \$ 84,746 \$ 88,983 Hourly \$ 37.8792 \$ 39.7732 \$ 41.7618 \$ 43.8499 Hourly \$ 37.8792 \$ 39.7732 \$ 41.7618 \$ 43.8499 Hourly \$ 37.8793 \$ 30.30 \$ 3,182 \$ 3,341 \$ 3,508 Hourly \$ 37.8793 \$ 32,728 \$ 86,865 \$ 91,208 Hourly \$ 38.8262 \$ 40.7675 \$ 42.8059 \$ 44.9461 Bi-weekly \$ 3,106 \$ 3,261 \$ 3,424 \$ 3,596 Monthly \$ 6,730 \$ 7,066 \$ 7,420 \$ 7,791 Annual \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488 Hourly \$ 48,058 \$ 84,796 \$ 89,036 \$ 93,488 Hourly \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488 Hourly \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488 Hourly \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488 Hourly \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488 Hourly \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488 Hourly \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488 Hourly \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488 Hourly \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488 Hourly \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488 Hourly \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488 Hourly \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488 Hourly \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488 Hourly \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488 Hourly \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488 Hourly \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488 Hourly \$ 80,758	§ \$	88,930
Bi-weekly \$ 2,884 \$ 3,029 \$ 3,180 \$ 3,333		
Monthly \$ 6,249 \$ 6,562 \$ 6,890 \$ 7,23	70 \$ 4	3.8238
Annual \$ 74,992 \$ 78,742 \$ 82,679 \$ 86,81 Human Resources Manager (FLSA Exempt) City Planner (FLSA Exempt) Bi-weekly \$ 2,956 \$ 3,104 \$ 3,259 \$ 3,422 Monthly \$ 6,406 \$ 6,726 \$ 7,062 \$ 7,416 Annual \$ 76,867 \$ 80,710 \$ 84,746 \$ 88,983 Bi-weekly \$ 3,030 \$ 3,182 \$ 33,341 \$ 3,508 Monthly \$ 6,566 \$ 6,894 \$ 7,239 \$ 7,601 Annual \$ 78,789 \$ 82,728 \$ 86,865 \$ 91,208 PU Accounting Manager (FLSA Exempt) Hourly \$ 38,8262 \$ 40,7675 \$ 42,8059 \$ 44,9461 Bi-weekly \$ 3,106 \$ 3,261 \$ 3,424 \$ 3,596 Monthly \$ 6,730 \$ 7,066 \$ 7,420 \$ 7,791 Annual \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488	39 \$	3,506
Bi-weekly \$ 3,030 \$ 3,182 \$ 3,341 \$ 3,508 \$ 3,000 \$ 3,	34 \$	7,596
City Planner (FLSA Exempt) Hourly \$ 36.9553 \$ 38.8031 \$ 40.7432 \$ 42.7806 Bi-weekly \$ 2,956 \$ 3,104 \$ 3,259 \$ 3,422 Monthly \$ 6,406 \$ 6,726 \$ 7,062 \$ 7,416 Annual \$ 76,867 \$ 80,710 \$ 84,746 \$ 88,983 P-U Hourly \$ 37.8792 \$ 39.7732 \$ 41.7618 \$ 43.8499 Bi-weekly \$ 3,030 \$ 3,182 \$ 3,341 \$ 3,508 Monthly \$ 6,566 \$ 6,894 \$ 7,239 \$ 7,601 Annual \$ 78,789 \$ 82,728 \$ 86,865 \$ 91,208 P-U Accounting Manager (FLSA Exempt) Hourly \$ 38.8262 \$ 40.7675 \$ 42.8059 \$ 44.9461 Bi-weekly \$ 3,106 \$ 3,261 \$ 3,424 \$ 3,596 Monthly \$ 6,730 \$ 7,066 \$ 7,420 \$ 7,791 Annual \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488	13 \$ 9	91,154
City Planner (FLSA Exempt) Bi-weekly \$ 2,956 \$ 3,104 \$ 3,259 \$ 3,422 Monthly \$ 6,406 \$ 6,726 \$ 7,062 \$ 7,415 Annual \$ 76,867 \$ 80,710 \$ 84,746 \$ 88,983		
Hourly \$ 37.8792 \$ 39.7732 \$ 41.7618 \$ 43.8499		4.9194
Annual \$ 76,867 \$ 80,710 \$ 84,746 \$ 88,983 9-U Hourly \$ 37.8792 \$ 39.7732 \$ 41.7618 \$ 43.8499 Bi-weekly \$ 3,030 \$ 3,182 \$ 3,341 \$ 3,508 Monthly \$ 6,566 \$ 6,894 \$ 7,239 \$ 7,601 Annual \$ 78,789 \$ 82,728 \$ 86,865 \$ 91,208 PU Accounting Manager (FLSA Exempt) Hourly \$ 38.8262 \$ 40.7675 \$ 42.8059 \$ 44.9461 Bi-weekly \$ 3,106 \$ 3,261 \$ 3,424 \$ 3,596 Monthly \$ 6,730 \$ 7,066 \$ 7,420 \$ 7,791 Annual \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488		3,594
9-U Hourly \$ 37.8792 \$ 39.7732 \$ 41.7618 \$ 43.8499 Bi-weekly \$ 3,030 \$ 3,182 \$ 3,341 \$ 3,508 Monthly \$ 6,566 \$ 6,894 \$ 7,239 \$ 7,601 Annual \$ 78,789 \$ 82,728 \$ 86,865 \$ 91,208 D-U Accounting Manager (FLSA Exempt) Hourly \$ 38.8262 \$ 40.7675 \$ 42.8059 \$ 44.9461 Bi-weekly \$ 3,106 \$ 3,261 \$ 3,424 \$ 3,596 Monthly \$ 6,730 \$ 7,066 \$ 7,420 \$ 7,791 Annual \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488		7,786
Hourly \$ 37.8792 \$ 39.7732 \$ 41.7618 \$ 43.8499 Bi-weekly \$ 3,030 \$ 3,182 \$ 3,341 \$ 3,508 Monthly \$ 6,566 \$ 6,894 \$ 7,239 \$ 7,601 Annual \$ 78,789 \$ 82,728 \$ 86,865 \$ 91,208 P-U Accounting Manager (FLSA Exempt) Hourly \$ 38.8262 \$ 40.7675 \$ 42.8059 \$ 44.9461 Bi-weekly \$ 3,106 \$ 3,261 \$ 3,424 \$ 3,596 Monthly \$ 6,730 \$ 7,066 \$ 7,420 \$ 7,791 Annual \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488	3 \$ 9	3,432
Bi-weekly \$ 3,030 \$ 3,182 \$ 3,341 \$ 3,508 Monthly \$ 6,566 \$ 6,894 \$ 7,239 \$ 7,601 Annual \$ 78,789 \$ 82,728 \$ 86,865 \$ 91,208 D-U Accounting Manager (FLSA Exempt) Hourly \$ 38.8262 \$ 40.7675 \$ 42.8059 \$ 44.9461 Bi-weekly \$ 3,106 \$ 3,261 \$ 3,424 \$ 3,596 Monthly \$ 6,730 \$ 7,066 \$ 7,420 \$ 7,791 Annual \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488		
Monthly \$ 6,566 \$ 6,894 \$ 7,239 \$ 7,601 Annual \$ 78,789 \$ 82,728 \$ 86,865 \$ 91,208 D-U Accounting Manager (FLSA Exempt) Hourly \$ 38.8262 \$ 40.7675 \$ 42.8059 \$ 44.9461 Bi-weekly \$ 3,106 \$ 3,261 \$ 3,424 \$ 3,596 Monthly \$ 6,730 \$ 7,066 \$ 7,420 \$ 7,791 Annual \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488		.0424
Annual \$ 78,789 \$ 82,728 \$ 86,865 \$ 91,208 O-U Accounting Manager (FLSA Exempt) Hourly \$ 38.8262 \$ 40.7675 \$ 42.8059 \$ 44.9461 Bi-weekly \$ 3,106 \$ 3,261 \$ 3,424 \$ 3,596 Monthly \$ 6,730 \$ 7,066 \$ 7,420 \$ 7,791 Annual \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488		3,683
Accounting Manager (FLSA Exempt) Hourly \$ 38.8262 \$ 40.7675 \$ 42.8059 \$ 44.9461 Bi-weekly \$ 3,106 \$ 3,261 \$ 3,424 \$ 3,596 Monthly \$ 6,730 \$ 7,066 \$ 7,420 \$ 7,791 Annual \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488		7,981
Hourly \$ 38.8262 \$ 40.7675 \$ 42.8059 \$ 44.9461 Bi-weekly \$ 3,106 \$ 3,261 \$ 3,424 \$ 3,596 Monthly \$ 6,730 \$ 7,066 \$ 7,420 \$ 7,791 Annul \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488	3 \$ 95	5,768
Bi-weekly \$ 3,106 \$ 3,261 \$ 3,424 \$ 3,596 Monthly \$ 6,730 \$ 7,066 \$ 7,420 \$ 7,791 Annual \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488		
Monthly \$ 6,730 \$ 7,066 \$ 7,420 \$ 7,791 Annual \$ 80,758 \$ 84,796 \$ 89,036 \$ 93,488 -U Police Lieutenant (ELSA Example)		1935
U Police Lieutenant (FLSA Everypt)		3,775
-U Police Lieutenant (ELSA Example)		3,180
	\$ 98	3,162
Hourly \$ 39.7968 \$ 41.7867 \$ 43.8760 \$ 46.0698		276
Bi.weekly \$ 2.104 \$ 2.240 \$ 45.0/60 \$ 46.0698	,	3733
Monthly \$ 6.000 \$ 7.000	-	,870
Annual \$ 82,777 \$ 86,916 \$ 91,262 \$ 95,825		,385

RANGE	POSITION	WIED SW	-	STE	A	STEP	В	STEP	C	STEP	D	STE
72-U												
		Hourly		\$ 40.79	17	\$ 42.831	13	\$ 44.972	29	\$ 47.221	5 :	49.5
		Bi-week	ly	\$ 3,2	63	\$ 3,42	27	\$ 3,59	18	\$ 3,77	8 5	3,9
		Monthly	1	\$ 7,0	71	\$ 7,42	4	\$ 7,79)5	\$ 8,18	5 4	
		Annual		\$ 84,8	47	\$ 89,08	9	\$ 93,54	4			
73-U	City Engineer (Division Head El Co. 5			457							100	
	City Engineer (Division Head FLSA Exempt)	Hourly	1	\$ 41.811	5	\$ 43.902	1	\$ 46.097	2	\$ 48.402	1 \$	50.82
		Bi-weekly	1	\$ 3,34	5	\$ 3,51	2	\$ 3,68	8	\$ 3,872	2 \$	4,0
		Monthly		\$ 7,24	7	\$ 7,610	0	\$ 7,99	0	\$ 8,390) \$	
		Annual		\$ 86,96	8	\$ 91,31	6	\$ 95,88	2	\$ 100,676		
74-U	Fire Chief (FLSA Exempt)											
	The other (FLSA Exempt)	Hourly	,	42.856	8	\$ 44.9997	7 :	47.249	7 !	\$ 49.6121	\$	52.09
		Bi-weekly	1	3,42	9	\$ 3,600) (3,780) 5	3,969	\$	4,1
		Monthly	4	7,429	}	\$ 7,800	1	8,190	1 9	8,599	\$	9,0
		Annual	\$	89,142	2	\$ 93,599	1	98,279	1 \$	103,193	\$	108,3
75-U	Community Services Director (FLSA Exempt)		-									
	Services Director (FLSA Exempt)	Hourly	\$	43.9282		46.1247	\$	48.4309	\$	50.8524	\$	53.39
		Bi-weekly	\$	3,514	,	3,690	\$	3,874	\$	4,068	\$	4,2
		Monthly	\$	7,614	1	7,995	\$	8,395	\$	8,814	\$	9,2
		Annual	\$	91,371	\$	95,939	\$	100,736	\$	105,773	\$	111,06
76-U												
		Hourly	\$	45.0265		47.2778	\$	49.6417	\$	52.1238	\$	54.729
		Bi-weekly	\$	3,602			\$	3,971	\$	4,170	\$	4,37
		Monthly	\$	7,805			\$	8,605	\$	9,035	\$	9,48
		Annual	\$	93,655	\$	98,338	\$	103,255	\$	108,417	\$	113,83
7-U		House	ď	AC 1504		40.450	_					
		Hourly		46.1521				50.8827	\$		\$	56.098
		Bi-weekly	\$	3,692		3,877		4,071	\$	4,274	\$	4,48
		Monthly	\$	8,000	\$	8,400		8,820	\$	9,261		9,72
		Annual	\$	95,996	\$	100,796	\$	105,836	\$	111,128	\$	116,68
3-U		Hourly	\$	47 3050	¢	40 6712	¢	E2 1540	<u>e</u>	E4.705=	_	
		Bi-weekly	\$							54.7625		57.5006
		Monthly	\$		\$	3,974		4,172		4,381		4,600
		22 73 1		8,200		8,610		9,040		9,492		9,967
		Annual	S	98,396	\$	103,316	\$	108,482	\$	113,906	8	119,601
)-U		Hourly	\$ 4	18 4886	\$	50 9120	¢	E2 4E00	<u>_</u>	56,1316		-
			\$	3,879		4,073						58.9382
			\$	8,405		8,825		4,277		4,491		4,715
								9,266		9,729		10,216
		2.500	* !	nv/030		103,699	a I	111,194	5 1	116,754 \$		122,591
-U		Hourly	\$ 4	9.7008	\$:	52.1858	, ,	4 7951	E	7.5349 \$		0 4110
			\$	3,976		4,175		4,384				60.4116
			\$	8,615		9,046		9,498		4,603 \$ 9,973 \$		4,833 10,471

RANGE	POSITION			STEP A	ı	STEP	3	STEP	,	STEP)	STEPE
				7	İ		i	-06		Transista		100000
81-U	Director of Finance & Administrative Services (FLSA Exempt)	Hourly	9	50.9433	ŀ	\$ 53.4905		56.1650) :	\$ 58.9732	\$	61.9219
1	Public Works Director (FLSA Exempt)	Bi-weekly	,	4,075	,	\$ 4,279	:	4,493	: :	\$ 4,718	\$	4,954
	Community Development Director (FLSA Exempt)	Monthly	9	8,830	5	9,272		9,735	3	10,222	\$	10,733
	City Engineer (Department Head FLSA Exempt)	Annual	\$	105,962	\$	111,260	5	116,823		122,664	\$	128,798
	Police Chief (FLSA Exempt)											
82-U												
02-0		Hourly	\$	52.2169	\$	54.8277	\$	57.5691	\$	60.4476	\$	63.4699
		Bi-weekly	\$	4,177	\$	4,386	\$	4,606	\$	4,836	\$	5,078
		Monthly	\$	9,051	\$	9,503	\$	9,979	\$	10,478	\$	11,001
		Annual	\$	108,611	\$	114,042	\$	119,744	\$	125,731	\$	132,017
83-U												
03-0		Hourly	\$	53.5223	\$	56.1984	\$	59.0083	\$	61.9588	\$	65.0567
		Bi-weekly	\$	4,282	\$	4,496	\$	4,721	\$	4,957	\$	5,205
		Monthly	\$	9,277	\$		\$	10,228	\$			11,276
		Annual	\$	111,326	\$	116,893	\$	122,737	\$	128,874	\$	135,318
84-U												
04-0		Hourly	\$	54.8604	\$	57.6034	\$	60.4836	\$	63.5077	\$	66.6831
		Bi-weekly	\$	4,389	\$	4,608	\$	4,839	\$	5,081	\$	5,335
		Monthly	\$	9,509	\$	9,985	\$	10,484	\$	11,008	\$	11,558
		Annual	\$	114,110	\$	119,815	\$	125,806	\$	132,096	\$	138,701
05.11												
85-U	Assistant City Manager (FLSA Exempt)	Hourly	\$	56.2319	\$	59.0435	\$	61.9956	\$	65.0954	\$	68.3502
		Bi-weekly	\$	4,499	\$	4,723	\$	4,960	\$	5,208	\$	5,468
		Monthly	\$	9,747	\$	10,234	\$	10,746	\$	11,283	\$	11,847
		Annual	\$	116,962	\$	122,810	\$	128,951	\$	135,398	\$	142,168
86-U											Set.	
00-0		Hourly	\$	57.6377	\$	60.5196	\$	63.5455	\$	66.7228	\$	70.0589
		Bi-weekly	\$	4,611	\$	4,842	\$	5,084	\$	5,338	\$	5,605
		Monthly	\$	9,991	\$	10,490	\$	11,015	\$	11,565	\$	12,144
		Annual	\$	119,886	\$	125,881	\$	132,175	\$	138,783	\$	145,723
87-U												
07-0		Hourly	\$	59.0786	\$	62.0325	\$	65.1342	\$	68.3909	\$	71.8104
		Bi-weekly	\$	4,726	\$	4,963	\$	5,211	\$	5,471	\$	5,745
		Monthly	\$	10,240	\$	10,752	\$	11,290	\$	11,854	\$	12,447
F 1 11		Annual	\$	122,884	\$	129,028	\$	135,479	\$	142,253	\$	149,366
88-U												
00-0		Hourly	\$ (60.5556		63.5834	\$	66.7625	\$	70.1006	\$	73.6057
			\$	4,844 \$		5,087		5,341	\$	5,608	\$	5,888
				10,496 \$						12,151		12,758
		Annual	\$ 1	25,956 \$	3	132,253	\$	38,866	\$	145,809	\$	153,100
89-U												
03 - 0		Hourly !	\$ 6	52.0695 \$	6	65.1729	6 (88.4316	\$ 7	71.8532	5	75.4458
		Bi-weekly 5	\$	4,966 \$;	5,214	5	5,475	\$	5,748	6	6,036
		Monthly 5	\$	10,759 \$		11,297	5	11,861	5	12,455	5	13,077
		Annual S	1	29,104 \$	1	35,560	5 1	42,338	1	49,455		156,927

RANGE	POSITION			STEP A	0	STEP E		STEP	Ç	STEP)/	STE
90-U		Hourly	-	63.6212		t cc 0000	_	70.440	_		-	
		Bi-weekly	+			66.8023					-+-	
		1		5,090	,							
		Monthly		11,028	1							
		Annual	1	132,332	3	138,949	\$	145,896	5 5	153,191	\$	160,
91-U		Uninte		05.0447								
		Hourly		65.2117								79.2
		Bi-weekly	\$		\$						\$	6,3
		Monthly	\$		\$					-	1000	13,7
		Annual	\$	135,640	\$	142,422	\$	149,544	\$	157,021	\$	164,8
92-U			-									
100Er		Hourly	\$	66.8420	\$	70.1841	\$	73.6933	\$	77.3780	\$	81.24
		Bi-weekly	\$	5,347	\$	5,615	\$	5,895	\$	6,190	\$	6,5
		Monthly	\$	11,586	\$	12,165	\$	12,774	\$	13,412	\$	14,0
		Annual	\$	139,031	\$	145,983	\$	153,282	\$	160,946	\$	168,9
93-U												0.0
33 -0		Hourly	\$	68.5131	\$	71.9387	\$	75.5357	\$	79.3125	\$	83.27
		Bi-weekly	\$	5,481	\$	5,755	\$	6,043	\$	6,345	\$	6,6
		Monthly	\$	11,876	\$	12,469	\$	13,093	\$	13,747	\$	14,4
		Annual	\$	142,507	\$	149,633	\$	157,114	\$	164,970	\$	173,2
NA 11					Ī		ī					
}4-U		Hourly	\$	70.2259	\$	73.7372	\$	77.4241	\$	81.2953	\$	85.36
		Bi-weekly	\$	5,618	\$	5,899	\$	6,194		6,504		6,8
		Monthly	\$	12,172	\$	12,781		13,420		14,091		14,7
		Annual		146,070								177,5
					Ī				Ė	100,001	Ψ	177,0
M-U	City Manager (FLSA Exempt)	Hourly	ī							7	s	86.05
		Bi-weekly									5	6,88
		Monthly									s	
		Annual									\$	14,91 178,98

Salary Table - Reedley Public Safety Association

RAING	SE POSITION		5	STEP A		STEPB	ğ V	STEP C		STEP		STE
34-P									-	And And Street		311
		Hourly	- 1		\$	16.4372	5	17.2591	\$	18.122	-	19.
		Bi-weekly					\$	1,381	Š			
		Monthly	- 1	2,713	\$	2,849	\$	2,992				
		Annual	- \$	32,561	\$	34,189	\$	35,899		-, -,		
35-P									=	01,00	-	0.
		Hourly	\$		\$	16.8482	\$	17.6906	\$	18.5751	\$	19.
		Bi-weekly	. \$	1,284	\$	1,348	5	1,415				13.
		Monthly	\$	2,781	\$		s	3,066				;
		Annual	- \$	33,375	\$	35,044		36,796		- ,		4
36-P	Police Records Specialist							55,755	Ť	00,000	-	41
	r onde Records Specialist	Hourly	\$	16.4470	5	17.2694	S	18.1328	s	19.0395	-	40
		Bi-weekly	\$			1,382	Š	1,451	Š			19.
		Monthly	\$			2,993	\$		10.20	1,523	1.75	
		Annual	S	_,	s	35,920	\$					
37-P	Community 6	A STATE OF THE STA		5.,210	_	00,020	*	37,716	\$	39,602	\$	41
3/-P	Community Services Officer	Hourly	5	16.8587	\$	17.7017		40 5000	_	40 74	_	
	Dispatcher I	Bi-weekly	s	1,349		1,416	5	18.5868	\$	19.5161		20.
		Monthly	\$	2,922			\$	1,487		1,561		1
_		Annual	Š	35,066	5	3,068	\$	3,222	\$	3,383		3
		Aunda	-	30,000	9	36,819	5	38,660	\$	40,593	\$	42
11-P	Dispatcher II	Hourly	\$	18.6083	_	40.000	11					
	Senior Community Services Officer	Bi-weekly	\$		5	19.5387		20.5156	\$	21.5414		22.0
	Animal Control Officer	Monthly		1,489	2.00	1,563			\$	1,723		1
	200		\$		\$	3,387		3,556	\$	3,734	\$	3
		Annual	\$	38,705	\$	40,640	\$	42,673	\$	44,806	\$	47
16-P	Police Records & Com Supervisor	11. 1	-						7			
		Hourly	\$	21.0541		22.1068	\$	23.2122	\$	24.3728	\$	25.5
		Bi-weekly	\$	1,684			\$	1,857	\$	1,950	\$	2
		Monthly	\$	3,649	12.5	3,832	\$	4,023	\$	4,225		4.
		Annual	\$	43,793	\$	45,982	\$	48,281	\$	50,695		53,
0-P	Police Officer										_	00,
		Hourly	\$	23.5767	\$	24.7555	\$	25.9933	S	27.2930	5	28.6
		Bi-weekly	\$	1,886	\$	1,980	\$	2,079	\$		š	2,
		Monthly	\$	4,087	\$	4,291			\$		Š	4,
		Annual	\$	49,040	\$		\$		s		s	59,
1-P	Police Corporal							- 1,000	_	00,703	*	03,
	. once outporar	Hourly	\$	24.7707	5	26.0093	\$	27.3097	•	28.6752		20.4
		Bi-weekly	\$	1,982		2,081		2,185			\$	30.1
		Monthly	s	4,294			Š		5		\$	2,4
		Annual	s	51,523			5	3-0,5	s		\$	5,2
7-P	Police Community			,	4.0	5 1,555	_	50,004	4	59,644	\$	62,
	Police Sergeant	Hourly	\$	28.7088	\$	30.1442	ŧ	31.6514		00.00:-	_	
		Bi-weekly	s		5	2,412				33.2340		34.89
			\$		\$			2,532	500		\$	2,7
		Annual	s	59,714		5,225		5,486			\$	6,0
		Zuniuai	*	33,114	0	62,700	_	65,835	\$	69,127	\$	72,5
}-P		Hourly		20 4005	_	00.00			-			
			S	29.4265		30.8978		32.4427			\$	35.76
			700	2,354		2,472		2,595	\$	2,725	\$	2,8
			\$	5,101		5,356		5,623		5,905	\$	6,2
		Annual	\$	61,207		64,267 \$	2	67,481	\$	70,855	s	74,3

Salary Table - General Services Unit

RANGE	POSITION	THE LI	¥	STEP /	V.	STEP B		STEP C		STEP	D	STEP
27-G	Transit Driver	Hourly	-	\$ 13.7389		\$ 14.4259		\$ 15.1472	\$	15.904	5 1	\$ 16.699
	Building Maintenance Worker I	Bi-weekly		\$ 1,099		\$ 1,154		\$ 1,212				\$ 10.093 \$ 1,33
		Monthly		\$ 2,381		\$ 2,500						\$ 2,8
		Annual		\$ 28,577		\$ 30,006						\$ 34,7
00.0									Ť	00,00		Ψ 04,7.
30-G	Administrative Clerk	Hourly	П	\$ 14.7957	1	15.5355	5	16.3122	\$	17.1278	3 5	\$ 17.98
		Bi-weekly		\$ 1,184	5	1,243	\$					
		Monthly	1	2,565	5		9					
		Annual	100	\$ 30,775	1		\$					37,40
31-G												
31-6	Parks Maintenance Worker I	Hourly		15.1654	4	15.9237	\$	16.7198	\$	17.5558	3 5	18.43
		Bi-weekly	,	1,213	\$	1,274	\$	1,338	\$	1,404	1 1	1,4
		Monthly	\$	2,629	\$	2,760	\$	2,898	\$	3,043	\$	3,19
		Annuai	1	31,544	\$	33,121	\$	34,777	\$	36,516	\$	
33-G	Duilding Maintenance 187 1 1											
33-0	Building Maintenance Worker II	Hourly	4		\$		\$	17.1386	\$	17.9955	\$	18.895
		Bi-weekly	\$		\$		\$		\$	1,440	\$	1,51
		Monthly	\$		\$	TAXABLE PARTY OF	\$	Company of the Company of the Company	\$	3,119	\$	3,27
		Annual	1	32,334	S	33,951	\$	35,648	\$	37,431	\$	39,30
34-G	Maintenance Worker I (Water, WWTP, Streets)											
UT-U		Hourly		15.9332		16.7298		17.5663		18.4446	\$	19.366
	Solid Waste Worker	Bi-weekly	\$		\$					1,476		
	Water System Utility Worker	Monthly	\$		\$		\$		\$	3,197	\$	3,35
	WWTP Maintenance Worker	Annual	\$	33,141	\$	34,798	\$	36,538	\$	38,365	\$	40,28
36-G	Darks Maintananas Madas II											
30-0	Parks Maintenance Worker II	Hourly		16.7394			\$		\$	19.3780	\$	20.346
	WWTP Operator Trainee	Bi-weekly	\$		\$		\$		\$	1,550	\$	1,62
		Monthly	\$	2,902	\$	3,047			\$	3,359	\$	3,52
		Annual	\$	34,818	\$	36,559	\$	38,387	\$	40,306	\$	42,32
38-G	Maintenance Worker II	Densky		47 5075	_	40.4000	_					
	Solid Waste Operator	Hourly		17.5875	\$			19.3902		20.3597	\$	21.377
	Street Sweeper Operator	Bi-weekly	\$	1,407	\$	1,477		1,551		1,629	\$	1,71
	Street Sweeper Operator	Monthly	\$	3,049	\$	3,201		3,361	\$	3,529	\$	3,70
		Annual	\$	36,582	\$	38,411	\$	40,332	\$	42,348	\$	44,46
40-G	Senior Parks Maintenance Worker	Hough	ф	18.4784		10 1000	<u></u>	00.070.1		01.0010		
	Water Systems Specialist I	Hourly Bi-weekly	\$		\$		\$			21.3910	\$	22.460
	WWTP Operator I	Monthly		1,478 3,203	\$	1,552		1,630		1,711		1,79
	WWTP Operator-In-Training / Lab Tech Trainee	Annual	\$		\$		\$		\$	3,708	\$	3,893
	operator with training a cap reen trainee	Autigat	\$	38,435	\$	40,357	\$	42,375	\$	44,493	\$	46,718
42-G	Senior Maintenance Worker	Hourly	\$	19.4130	\$	20.3836	¢	21 4020	đ	22 4720		00.500
	Senior Building Maintenance Worker	Bi-weekly	\$	1,553			\$			22.4730		23.5966
	Sewer Collection System Maintenance Worker	Monthly	\$					1,712		1,798		1,888
	Solid Waste Crew Leader	Annual	\$		\$		\$	3,710		3,895		4,090
		rantan	φ	פונייטר	φ	42,398	Φ	44,518	4	46,744	\$	49,081
14-G	Water Systems Specialist II	Hourly	\$	20.3962	\$	21 4160	4	22 4060	¢	22 6111	•	24 7047
	WWTP Operator II	Bi-weekly	\$		\$		\$			23.6111		24.7917
	WWTP Operator / Lab Tech	Monthly	\$	3,535	-	3,712			\$	1,889	\$	1,983
		Annual	\$	42,424					\$	4,093	\$	4,297
AEDICAL		Tundi	Ψ	74,749	φ	44,545	φ	46,772	φ	49,111	\$	51,567
15-G	Equipment Mechanic	Hourly	\$	20.9058	\$	21.9511	\$	23.0486	¢	24 2010	¢	25 /114
	1-1	Bi-weekly	\$		\$					24.2010		25.4111
		Monthly	\$		\$		\$ \$		\$	1,936	\$	2,033
		Annual	\$						\$	4,195		4,405
		Attende	Φ	43,484	4	45,658	\$	47,941	\$	50,338	\$	52,855
6-G	Environmental Compliance Officer	Hourly	\$	21 4299	¢	22 5002	¢	22 6252	d .	24.0000	φ.	00.0100
11.5	- Compilation Officer	-								24.8066		26.0469
		Bi-weekly Monthly	\$		\$		\$		\$	1,985		2,084
		Monthly Annual	\$	3,714 44,572		3,900			\$		\$	4,515
		Аплиан	7	44.5//	h	46,801	\$	49,141	\$	51,598	0	54,178

Salary Table - General Services Unit

RANGE	POSITION	W. W. Chill	Ĭ,	STEP A	i	STEP B	3	STEP C		STEP D		STEP
48-G	Senior Water System Specialist	Hourly	¢	22.5130	\$	23.6386	¢	24.0200		00.0040		
	WWTP Operator II / Senior Lab Tech	Bi-weekly	3		5		\$		\$		\$	27.364
	WWTP Operator III	Monthly	3			Participan	\$		3	0.7500000	\$	2,18
		Annual	S	North State of State	3	1000	\$		\$	4,517	2	4,74
		ranida	- 4	40,027	- 9	49,168	\$	51,627	\$	54,208	\$	56,919
49-G	Heavy Equipment Mechanic	Hourly	\$	23.0758	\$	24.2296	\$	25.4411	4	00.7404		00.0100
	17.5=	Bi-weekly	4	1,846	\$	0.000	\$		\$	100000	\$	28.0488
		Monthly	S		3		3	2,035	5	2,137	5	2,244
		Annual	4	47,998	S		5	4,410	\$	4,630	\$	4,862
		7,41,444	4	47,000	. 0	30,330	3	52,917	2	55,563	\$	58,341
50-G	Senior Lab Analyst / Environmental Compliance Officer	Hourly	\$	23.6538	\$	24.8365	ŧ	26.0784	Ś	27 2022		00.7544
	Senior Environmental Compliance Officer	Bi-weekly	\$	1,892	\$	1,987	\$	2,086	\$	27.3823		28.7514
		Monthly	\$	4,100	\$	4,305	\$	4,520	\$	2,191	\$	2,300
		Annual	\$	-	\$	51,660	\$		10-	4,746	\$	4,984
			Ψ	40,E00	*	01,000		54,243	\$	56,955	\$	59,803
52-G	Public Works Inspector	Hourly	\$	24.8510	\$	26.0935	\$	27.3982	\$	28.7681	đ	20.2005
	Electrician	Bi-weekly	\$	1,988	\$	2,087	5		Ţ.		-	30.2065
		Monthly	\$	4,308	\$	17272233	\$	10 m 10 m 10 m 10 m 1	\$		\$	2,417
		Annual		51,690		54,275	*	56,988	\$	4,986 59,838	3	5,236

Salary Table - Part-Time Employees

DEPT	POSITION	A Property	P.	AY FREQUI	ENCY ~ PAY RANGE ~ SPECIAL	TERMS	
Council	Councilmember	Monthly				\$	150
CSD	Aquatics Cashier	Hourly	\$	12.00	Range Depending Upon Qualifications	\$	13
CSD	Aquatics Lifeguard Enrichment Recreation Leader Youth Sports Umpire / Referee Youth Sports Scorekeeper Adult Sports Scorekeeper Youth or Adult Sports Field / Court Monitor Tiny Tots Recreation Leader River Cashier	Hourly	\$	11.00	Range Depending Upon Qualifications	\$	14
CSD	Preschool Teachers Aide	1111	•	40.00			
	Community Center Event Coordinator	Hourly	\$	12.00	Range Depending Upon Qualifications	\$	14
CSD	Aquatics Lead Guard	Hourly	\$	12.00	Range Depending Upon Qualifications	\$	14
CSD	Aquatics Senior Guard Aquatics Manager	Hourly	\$	11.50	Range Depending Upon Qualifications	\$	14
CSD	After School Recreation Leader Enrichment Site Coordinator	Hourly	\$	12.00	Range Depending Upon Qualifications	\$	15
CSD	Transit Driver	Hourly	\$	13.00	Range Depending Upon Qualifications	\$	17
CSD	Recreation Assistant	Hourly	\$	12.00	Range Depending Upon Qualification	\$	16
CSD	After School Assistant Site Coordinator After School Literacy Coordinator Preschool Teacher	Hourly	\$	14.00	Range Depending Upon Qualifications	\$	17.
CSD	After School Site Coordinator	Hourly	\$	18.00	Range Depending Upon Qualifications	\$	24.
CSD	Adult Sports Umpire / Referees (Paid Per Game)	Hourly	\$	20.00	Range Depending Upon Qualification	\$	30.
CSD	Program Instructor (i.e.Tumbling Instructor, Dance Instructor, etc.)	Program			70% of Program Revenue		
Police	Reserve Community Service Officer	Hourly				\$	12.
Police	Reserve Officer Trainee Reserve Officer - Level 2	Hourly				\$	13.0

Salary Table - Part-Time Employees

DEPT	POSITION	A	P#	Y FREQUE	ENCY ~ PAY RANGE ~ SPECIAL T	ΓERMS	THE R
Police	Reserve Officer - Level 1	Hourly				\$	15.00
Police	Reserve Dispatcher I	Hourly				\$	15.00
Police	Reserve Dispatcher II	Hourly				\$	20.00
Police	Contract Reserve Officer (40 hours per week)	Hourly		* Ties to !	50-P for Police Officer for RPOA Schedule	\$	22.33
All Dept's	Office Assistant	Hourly	\$	13.00	Range Depending Upon Qualifications	\$	16.00
All Dept's	Laborer	Hourly	\$	13.00	Range Depending Upon Qualification	\$	16.00
Public Works	Mechanic Assistant	Hourly	\$	13.00	Range Depending Upon Qualification	\$	16.00
Fire	Assistant Life Safety / Code Officer	Hourly	\$	15.00	Range Depending Upon Qualification	\$	20.00
All Dept's	CalPERS Retired Annuitants (TBD by Job Duties)	Hourly	\$	12.00	Range Depending Upon Qualifications	\$	25.00



REEDLEY PLANNING COMMISSION REGULAR MEETING - August 2, 2018

The regular meeting of the Reedley Planning Commission was held Thursday, August 2, 2018, in the City of Reedley Council Chambers, 845 "G" Street, Reedley. Chair Perez called the meeting to order at 5:00 p.m.

PLEDGE OF ALLEGIANCE - led by Commissioner Bissett.

ROLL CALL

Commissioners Present:

Dawn Barcellos, Brian Bissett, Ron Hudson, Pete Perez.

Commissioners Excused:

Alberto Custodio.

City Staff Present:

Rob Terry, Community Development Director, and Ellen Moore, Associate Planner.

PUBLIC COMMENT

Chair <u>Perez</u> opened the public comment period and closed the public comment period at 5:03 p.m. after noting there was no public comment.

CONSENT AGENDA

C. <u>Hudson</u> moved, C. <u>Bissett</u> seconded, to approve all items listed under the Consent Agenda as follows:

1 Minutes of Regular Meeting, June 7, 2018 - Recommend Commission Approve.

Motion carried by the following vote:

AYES:

Hudson, Bissett, Barcellos, Hudson, Perez.

NOES.

None.

ABSTAIN:

None,

ABSENT:

Custodio.

PUBLIC HEARING

- Consideration of Text Amendment Application No. 2018-1, Pertaining to Accessory Dwelling Units (ADUs)
 Through Resolution No. 2018-8, staff recommends that the Planning Commission take the following actions:
 - a) RECOMMEND THAT THE CITY COUNCIL FINDS that no new environmental document is required for this project, pursuant to California Environmental Quality Act Guidelines, Section 15162 and 15168(c)(2), as determined in Environmental Assessment No. 2018-9
 - b) RECOMMEND TO THE CITY COUNCIL APPROVAL of Text Amendment Application No. 2018-1 (Ordinance No. 2018-003), Amending Title 10, Chapter 6, Article D, Pertaining to Accessory Dwelling Units

Associate Planner E. <u>Moore</u> presented the staff report to the Planning Commission. The Planning Commission made comments on the project and asked questions of staff. Chair <u>Perez</u> opened the public hearing at 5:16 p.m. and closed the public hearing after noting there was no public comment.

C. <u>Bissett moved</u>, C. <u>Barcellos</u> seconded, whereas the Planning Commission, using their independent judgement, recommended that the City Council accept Environmental Assessment No. 2018-9 and approve Text Amendment Application No. 2018-1 (Ordinance No. 2018-003) through Resolution No. 2018-8. Motion <u>carried</u> by the following vote:

AYES:

Bissett, Barcellos, Hudson, Perez.

NOES:

None.

ABSTAIN:

None.

ABSENT:

Custodio.

REEDLEY PLANNING COMMISSION REGULAR MEETING - August 2, 2018

- 3. Consideration of Development Impact Fees Specific to the Development of ADUs Through Resolution No. 2018-9 staff recommends that the Planning Commission take the following actions:
 - RECOMMEND THAT THE CITY COUNCIL FINDS that a no possibility of significant effect determination is a) appropriate for the proposed project based on the exceptions set forth in CEQA Guidelines Section 15002(k)(1), Section 15378(a) and Section 15061(b)(3)
 - RECOMMEND THAT THE CITY COUNCIL OF THE CITY OF REEDLEY ESTABLISH Development Impact b) Fees for Accessory Dwelling Units Consistent with AB 2299

Associate Planner E. Moore presented the staff report to the Planning Commission. The Planning Commission made comments on the project and asked questions of staff. Chair Perez opened the public hearing at 5:26 p.m. and closed the public hearing after noting there was no public comment.

C. <u>Hudson</u> moved, C. <u>Barcellos</u> seconded, whereas the Planning Commission, using their independent judgement, approved Environmental Assessment No. 2018-6 and Variance Application No. 2018-1 through Resolution No. 2018-7. Motion carried by

AYES:

Hudson, Barcellos, Bissett, Perez.

NOES:

None.

ABSTAIN: ABSENT:

None. Custodio.

DIRECTOR'S REPORT

Community Development Director R. Terry updated the Commission on community development activity.

FUTURE AGENDA ITEMS

- August 16, 2018 None at this time
- September 6, 2018 Conditional Use Permit Amendment, Change of Zone
- September 20, 2018 Change of Zone

ADJOURNMENT

Meeting adjourned at 5:36 p.m.

ATTEST:

Pete Perez, Chair

Reedlex Planning Commission